



## **Staff Report**

**Hearing Date: August 21, 2025, at 5:30 pm**  
**City Hall**  
**210 East 4th Street, La Center, WA 98629**

### **Public Hearing: Juniper Ridge Subdivision**

Preliminary Plat, Legal Lot Determination, SEPA Mitigated Determination of Non-significance (MDNS),  
Variance, Critical Areas Permit, and Tree Cutting Permit: Type III Review (File #2025-005-PLD)

**Hearings Examiner:** Dan Kearns

**Applicant Representative:** Scott Taylor

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**Applicant/Property Owner:** Dan Korpela

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5900 NE 152<sup>nd</sup> Ave  
Suite 120  
Vancouver, WA 98682  
360.921.7991



## Staff Report & Recommendations

### Juniper Ridge Subdivision: Type III

Preliminary Plat, Legal Lot Determination, SEPA Mitigated Determination of Non-significance (MDNS), Variance, Critical Areas Permit, and Tree Cutting Permit: Type III Review (File #2025-005-PLD)

<b>PROPOSAL:</b>	The applicant is requesting approval to divide two lots totaling 24.94 acres into 67 single-family residential lots and a remainder parcel of 17.52 acres. The property is currently zoned LDR -7.5 (Low Density Residential), and a zone change to MDR-16 (Medium Density Residential) is proposed through a separate Type IV application. The proposed lot sizes range from 6,025 square feet to 9,897 square feet. The applicant is proposing to utilize the density transfer provision.
<b>LOCATION:</b>	<ul style="list-style-type: none"> <li>▪ 34011 NW 9th AVE and 34017 NW 9th AVE, La Center WA</li> <li>▪ Parcel #s 258945000, 258944000</li> </ul>
<b>HEARING:</b>	The La Center Hearings Examiner will conduct a public hearing on August 21, 2025, beginning at 5:30 PM at La Center City Hall, 210 East 4th Street, La Center, WA
<b>APPLICABLE STANDARDS</b>	La Center Municipal Code (LCMC): 3.35 Impact Fees; Title 12, Streets, Sidewalks, and Public Ways; Title 13, Public Utilities; Title 18, Development Code; 18.10 General Provisions; 18.10.090 Concurrency; 18.30 Procedures; 18.30.100 Type III Procedure; 18.130 Low Density Residential (LDR-7.5); 18.140 Medium Density Residential (MDR-16); 18.147 – Parks and Open Spaces; 18.210 Subdivision Provisions; 18.225 Legal Lot Determination; 18.240 Mitigation of Adverse Impact; 18.245 Supplementary Development Standards; 18.260 Variance; 18.280 Off-Street Parking Requirements; 18.282 Outdoor Lighting; 18.300 Critical Areas; 18.310 Environmental Policy; 18.320 Stormwater and Erosion Control; 18.350 Tree Protection; and 18.360 Archaeological Resource Protection.
<b>SEPA DETERMINATION</b>	Mitigated Determination of Non-Significance issued July 10, 2025
<b>RECOMMENDATION:</b>	<b>APPROVAL</b> , Subject to Conditions

## CONTACT LIST

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## OVERVIEW

The applicant is proposing to subdivide two lots totaling 24.94 acres into 67 single-family residential lots and six space tracts used for the stormwater facility, park amenity, shared driveway and open space and environmental constraints. The project is proposed to be constructed in three phases. The site is zoned Low Density Residential (LDR-7.5) on the City's adopted zoning map. A zone change to Medium Density Residential (MDR-16) is proposed by a separate Type IV application. Please note that scenarios sent to Clark County for the Comprehensive Growth Plan map this project parcels as being MDR-16 (medium density residential).

The proposed lots requested are between 1,684 and 6,668 square feet, with an average lot size of 3,173 square feet. Minimum lot widths are 20 feet for attached single family lots and 30 feet for detached single family lots in accordance with LCMC 18.140.030.

The project site is located west of the Hanna's Farm subdivision. The site is currently developed with two single-family residences and associated outbuildings. The northern portion of the site contains a type F stream, and this area of the site is mapped as having habitat riparian areas, wetlands, geologically hazardous areas including steep slopes, erosion hazard areas, seismic hazards and unstable slopes. GIS mapping shows oak woodlands within the site, however no Oregon White Oaks are present on the site. The applicant provided critical areas report for wetlands and habitat areas as well as a geotechnical report.

The site is currently accessed by NW 9<sup>th</sup> Ave. 9<sup>th</sup> Avenue includes a 20-foot public ROW extending to the southern property line of the site. West F Place was constructed as a half-width roadway with the Hanna's Farm Subdivision along the easterly property line of the site. Access to the proposed development will be off of West F place, which will be widened to a full-width section. W 14<sup>th</sup> Street is proposed to run diagonally through the development area, terminating at the southern property line in a temporary cul-de-sac that will be removed for future extension when the parcel to the south develops. West G Court extends off of W 14<sup>th</sup> Street providing access to the south-east corner of the development.

Park, trail and open space amenities are proposed as a part of the project as required by 18.147 and the City's Parks and Recreation plan. A 7,505 square foot park and open space tract that includes playground equipment is proposed at the north-east corner of the site. An additional 1,517 square feet open space tract is proposed at the south-west corner of the site. The 17.52 acre remainder tract is proposed to remain as habitat and open space, and includes 1,175 feet of trail improvements making up a portion of the Bolen Creek Trail. The applicant has proposed phasing for the proposed project. The park must be developed with Phase I, to meet phasing requirements. This will be made a condition of approval.

Figure 1: Project Location



Figure 2: Project Site

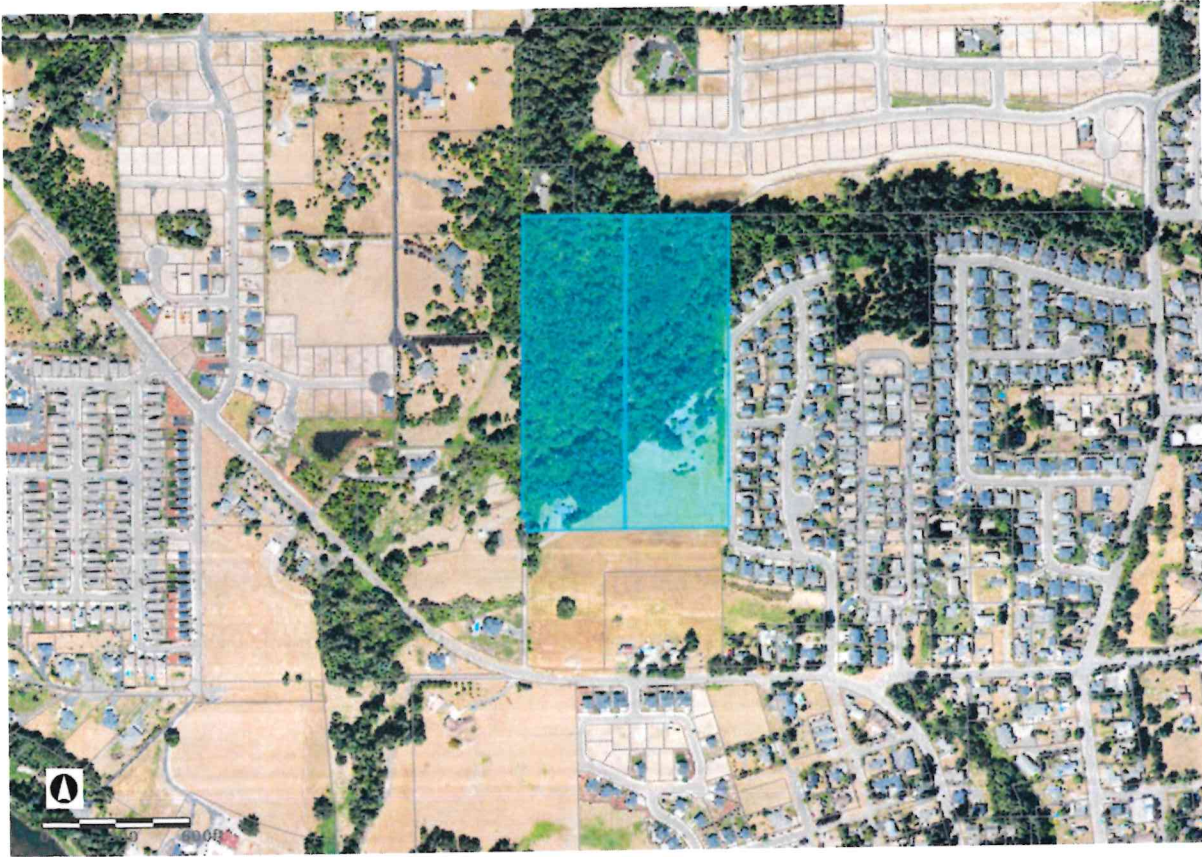
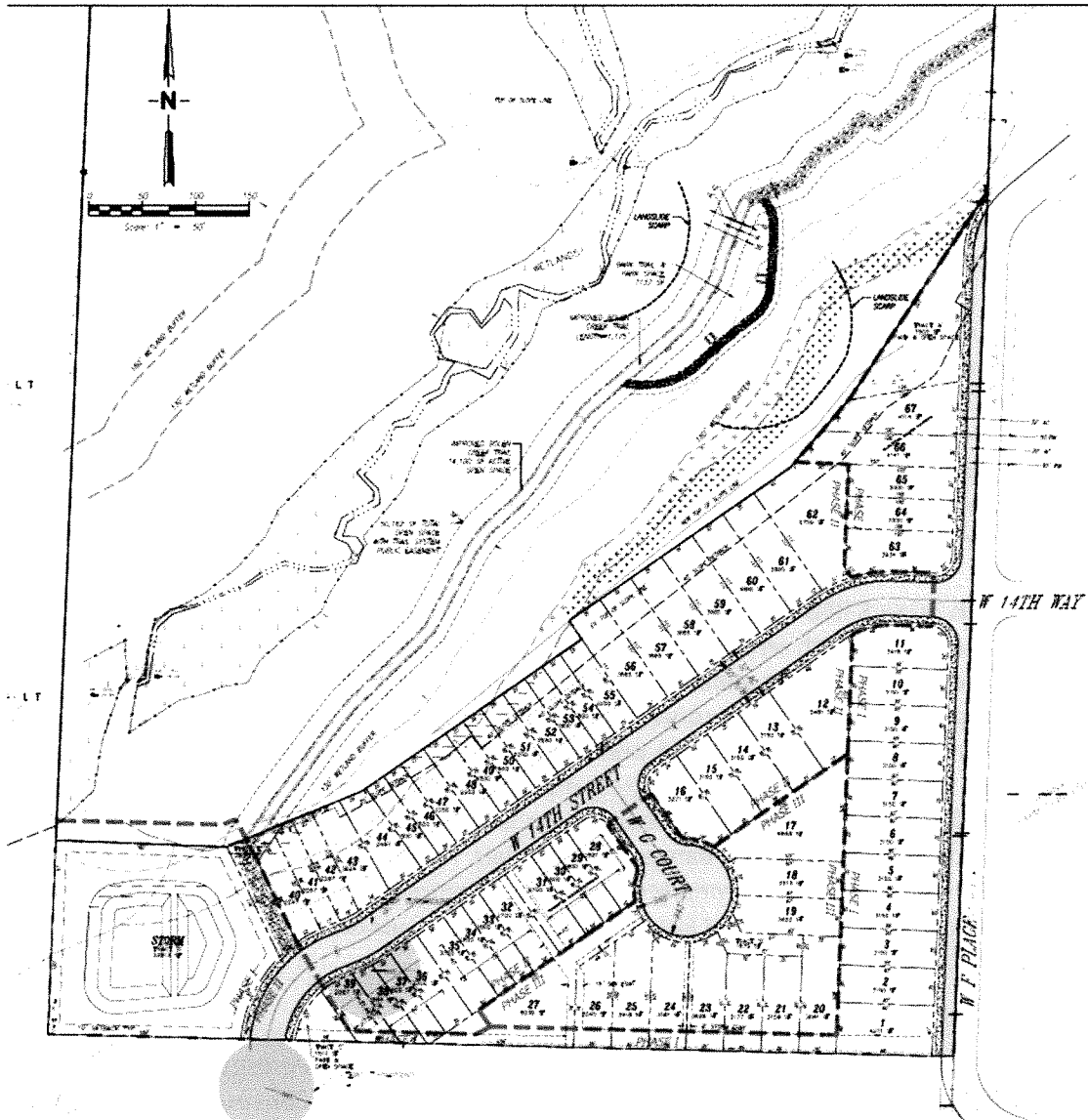


Figure 3: Proposed Preliminary Plat



## REVIEW

### Jurisdiction

The site is located within the City of La Center city limits and is zoned Low Density Residential (LDR-7.5). A zone change to Medium Density Residential is proposed as a separate Type IV application. The City of La Center provides sanitary sewer service and public streets. Clark County provides law enforcement services. Clark Public Utilities provides potable water and electricity service. The project is within the La Center School District and the Clark-Cowlitz Fire Rescue (CCFR) service area.

### Public Notice

On July 10, 2025, a notice of application and likely SEPA Mitigated Determination of Non-Significance was sent to property owners within 300 feet of the site, parties of record, and the SEPA distribution list. On August 6, 2025, The Columbian published legal notice of the public hearing scheduled for August 21, 2025, preliminary plat application, critical areas permit, tree cutting permit, and SEPA MDNS. The City entered the SEPA Checklist and Optional Mitigated Determination of Non-Significance (MDNS) in the Ecology SEPA Register on July 10, 2025. The notice of application and SEPA comment period closed on July 24, 2025, and the City received Three (3) comments (Exhibits 5, 6, and 7).

### Southwest Washington Department of Ecology (Exhibit 5)

Mr. Peck and Mr. Rockett from Washington DOE provided the following comment on July 23, 2024, via an e-mail to the City of La Center

HAZARDOUS WASTE & TOXICS REDUCTION: Garret Peck (564) 669-0836

The applicant proposes to demolish an existing structure(s). In addition to any required asbestos abatement procedures, the applicant should ensure that any other potentially dangerous or hazardous materials present, such as PCB-containing lamp ballasts, fluorescent lamps, and wall thermostats containing mercury, are removed prior to demolition. It is important that these materials and wastes are removed and appropriately managed prior to demolition. It is equally important that demolition debris is also safely managed, especially if it contains painted wood or concrete, treated wood, or other possibly dangerous materials. *As a condition of approval, the applicant must ensure that any other potentially dangerous or hazardous materials present, such as PCB-containing lamp ballasts, fluorescent lamps, and wall thermostats containing mercury, are removed prior to demolition.*

Please review the "Dangerous Waste Rules for Demolition, Construction, and Renovation Wastes," posted at Ecology's website, <https://ecology.wa.gov/Regulations-Permits/Guidance-technical-assistance/Dangerous-waste-guidance/Common-dangerous-waste/Construction-and-demolition>. The applicant may also contact Katy Harvey of Ecology's Hazardous Waste and Toxics Reduction Program at [katy.harvey@ecy.wa.gov](mailto:katy.harvey@ecy.wa.gov) for more information about safely handling dangerous wastes and demolition debris.

SOLID WASTE MANAGEMENT: Derek Rockett (360) 995-3176

All grading and filling of land must utilize only clean fill. All other materials may be considered solid waste and permit approval may be required from your local jurisdictional health department prior to filling. All removed debris resulting from this project must be disposed of at an approved site. Contact the local jurisdictional health department or Department of Ecology for proper management of these materials.

- **Staff's Response:** *These items have been addressed in the SEPA (MDNS) Documentation and Mitigation Conditions within this report and is a **condition of approval**.*

Washington State Department of Fish and Wildlife (Exhibit 6)

Mr. Holowatz from WDFW provided the following comment on July 24, 2024, via an e-mail to the City of La Center. A summary of her comments is provided below:

- **Site Potential Tree Height (SPTH):** In 2020, WDFW published updated riparian ecosystem management recommendations. WDFW no longer recommends a uniform buffer width for fish and non-fish bearing streams. Instead, WDFW recommends a width based on the Site Potential Tree Height at 200 years (SPTH200) to ensure the riparian ecosystem has the greatest functionality. For the subject parcel, SPTH200 is 225 ft based on Douglas-fir. While a reduced riparian buffer does not preserve all ecological functions, a buffer width of a minimum of 100 feet or more could be expected to achieve the target of 95% pollution removal for most pollutants. WDFW support the project proponent's design and attempts to avoid and minimize impacts to the riparian management zone of the Type F stream, which is afforded a 200 ft buffer per LCMC 18.300.090(2)(f). WDFW supports the proposed buffer averaging and mitigation plan outlined in the *Critical Areas Report*, as it is determined that the proposed plan would meet the requirements of LCMC 19.300.090.2(j) to ensure no net loss of ecological function. Additionally, though the wetland buffer enhancement plan includes native plants and shrubs, we encourage the project proponent to also plant trees within the riparian corridor, providing additional shade and habitat, as well as offsetting impacts to the minimized buffer. Since the proponent is utilizing riparian buffer averaging to offset impacts, we recommend that all riparian averaging and activities to offset impacts occur within 225 ft of the stream.
- **Hydraulic Project Approval:** Figures 6 and 7 identify two culverts on the proposed plan. Please note that any work to install new or improve existing culverts on waters of the state (the mapped Type F stream on this project) would trigger a Hydraulic Project Approval (HPA) requirement.

**Staffs Response:**

- *The City is in the process of updating the Critical Areas Ordinance to include SPTH, however this update was not adopted at the time the application for this project was received. The applicant is following the buffers required by the code that is currently in place.*
- *No work is currently proposed to the two culverts on the site.*

DAHP (Exhibit 7)

Jessica Stone, Ph.D., Assistant State Archaeologist from DAHP provided comments on July 24, 2025, via an e-mail to the City of La Center. A summary of her comments are provided below:

DAHP has determined per RCW.27.53.060 A DAHP Permit must be applied for and granted prior to any ground disturbing activities that could disturb the site.

If the project proposes to completely avoid and disturbance of the archaeological site, the applicant shall update their site plans to show full avoidance of the site with a safety buffer. DAHP recommends the safety buffer extend to the first negative archaeological hole excavated out from the site. If any project activities occur within 50 feet of the site, the site buffer zone should also be physically marked on the ground with fencing, flagging, or some other readily visible materials. The marked buffer should remain

in place until all project related activities are completed. DAHP also recommends continued consultation with the concerned Tribes' cultural committees and staff regarding cultural resource issues.

The Archaeological predetermination survey report associated with this project that was submitted to DAHP in July mentions a Single-family residence constructed in 1974. If this property is impacted by the proposed project activities, DAHP will also recommend that a Historic Property Inventory (HPI) form be completed and filed with DAHP.

**Staff Response:**

- **As a condition of approval,** A DAHP Permit must be applied for and granted prior to any ground disturbing activities that could disturb the site.
- **As a condition of approval,** If there's disturbance of archaeological site, the applicant shall update their site plans to show full avoidance of the site with a safety buffer. The safety buffer shall extend to the first negative archaeological hole excavated out from the site. If any project activities occur within 50 feet of the site, the site buffer zone should also be physically marked on the ground with fencing, flagging, or some other readily visible materials. The marked buffer should remain in place until all project related activities are completed. DAHP also recommends continued consultation with the concerned Tribes' cultural committees and staff regarding cultural resource issues.
- **As a condition of approval,** if the single-family residence is constructed in 1974, a Historic Property Inventory (HPI) form must be completed and filed with DAHP.

**Land Use Analysis**

**LCMC 8.60 Sign Requirements**

No entry monument signs are proposed with the preliminary development plans. Signs in residential zones, per LCMC 8.60.060, are limited to an illuminated sign at the entrance to the subdivision of 32 square feet.

**As a condition of approval,** the applicant shall apply for and receive approval of a sign permit and building permit (if applicable) for a subdivision entrance sign prior to sign construction in accordance with LCMC 8.60.

**LCMC 18.30 Procedures**

A preliminary plat is subject to pre-application review (LCMC 18.210.010). A technically complete review of a plat application is subject to a Type I process. After a preliminary subdivision application is deemed to be technically complete, the review of the application for a preliminary plat approval is subject to a Type III review process (LCMC 18.210.020) with the City's hearing examiner making the final decision. The City conducted a pre-application conference for the proposed project on November 15, 2024 (2024-030-PAC) and on December 18<sup>th</sup> 2024 (2024-34-PAC). The City received an application for preliminary plat on January 28, 2025. The City found the application "technically complete" on June 9, 2025. Type III applications are required to have a hearing within 78 days after the application is deemed Technically Complete. The La Center Hearing Examiner will consider the preliminary plat application on August 21, 2025, at La Center City Hall beginning at 5:30 PM – 73 days after the application was deemed complete.

The City issued the staff report, the notice of public hearing was published in the Columbian and mailed to properties surrounding the site on August 6, 2025, 15 days before the public hearing.

Public hearings shall be conducted in accordance with the rules of procedure adopted by the Hearing's Examiner. Public comments may be submitted either prior to or during the public hearing in writing or orally during the hearing.

**LCMC 18.130 Low Density Residential District (LDR-7.5)**

The site is currently zoned as Low Density Residential (LDR-7.5). A zone change to Medium Density Residential (MDR-16) is proposed as a separate Type IV application. *As a condition of approval, the zone change to MDR-16 must be completed prior to Engineering approval and the beginning of any construction activities on the site.*

**LCMC 18.140 Medium Density Residential District (MDR-16)**

The applicant proposes a combination of detached & attached single-family dwellings with the project. Both Detached and attached single-family dwellings are a permitted use in the MDR-16 zone district (LCMC 18.140.020). Attached and detached single family buildings are limited to 35 feet in height. The applicant is not proposing buildings at this time. *A condition of approval, the city will require that building height be met at time of building permit issuance.*

The applicant is proposing to divide the property into 67 lots. Per LCMC 18.040.030, attached single family development must have a density between 8 and 14 dwelling units, and detached single family development must have a density between 8 and 12 dwelling units per net acre. The code also requires that in a phased project such as this one, that each phase of the project meet the density requirements. A net acre is defined to exclude public rights-of-way, private streets, public utility easements, public parks, and undeveloped critical areas and required buffers. The gross development area for this project is 7.41 acres. Table 1 below shows the calculations to determine the net area of the site as defined by LCMC 18.40.010 and to determine the net density.

Table 1: Net Area and Density Calculations

<b>Total Gross Acres</b>	<b>7.41 acres</b>
<b>Deductions to Determine Net Area</b>	
Public and Private Rights-of-Way	1.46 acres
Net Site Area	5.95 acres
Total Number of Residential Lots (all Phases)	67 d/u
<b>Net Density (all Phases)</b>	<b>11 units/acre</b>
Net Site Area (Phase 1)	1.43 acres
Number of Residential Lots (Phase 1)	16 d/u
<b>Net Density Detached (Phase 1)</b>	<b>11.18 u/a</b>
Net Site Area (Phase 1 & 2)	6.61 acres
Number of Residential Lots	57 d/u
<b>Net Density (Phase 1 &amp; 2 )</b>	<b>8.62 u/a</b>
<b>Net Site Area (Phases 1, 2 &amp; 3)</b>	<b>5.95 acres</b>
Number of Residential Lots (Phase 2 attached)	67 d/u
<b>Net Density (Phase 1, 2 &amp; 3)</b>	<b>11.26 u/a</b>
68 Lots Total (Remainder Lot) Net Area	7.55 Acres
Number of Residential Lots	68
<b>Net Density (Phase 3)</b>	<b>9 d/u</b>

Lots within the MDR-16 zone must be a minimum of 1,400 square feet for attached single family residences, and a minimum of 3,000 square feet and a maximum of 15,000 square feet for detached single family residences. The minimum proposed lot size for attached residences is 1,800 square feet, and the proposed lot sizes for detached residences range from 3,000 square feet to 6,668 square feet.

Maximum lot coverage is 60 percent for both attached and detached residences in the MDR-16 zone. As no buildings are proposed at this time, *as a condition of approval will require that each lot to not exceed the maximum lot coverage prior to issuance of building permits.*

The table below highlights the required lot dimensions and setback standards for the MDR-16 zone.

LCMC Table 18.130.080 - Lot Coverage and Dimensions (feet)

<b>District</b>	<b>Minimum Lot Width (feet)</b>	<b>Minimum Lot Depth (feet)</b>	<b>Minimum Front Setback (feet)</b>	<b>Minimum Side Setback (feet)</b>	<b>Minimum Garage Setback (feet)</b>	<b>Minimum Street Side Yard Setback (feet)</b>	<b>Minimum Rear Setback (feet)</b>
MDR-16 Attached Single Family	20	60	10	0	20	10	10
MDR-16 Detached Single Family	30	60	10	4	20	10	10

All proposed lots meet the minimum lot width and depth requirements. Please refer to the Geotechnical Study information and critical area buffer setbacks within this report for additional setback requirements.

LCMC 18.140.030 (2) requires that new lots used for medium density residential purposes created adjacent to low density residential (LDR) districts shall employ a “beveling” technique at the perimeter of the project. New perimeter MDR-16 lots abutting LDR districts, not including public rights-of-way or dedicated public open space, shall be no less than 90 percent of the lot area of the minimum lot size of the abutting LDR district. Setbacks from the property lines of abutting LDR land shall be no less than 80 percent of the setback requirement of the abutting LDR district.

This project abuts LDR zoned property on all sides, however no lots are proposed bordering the north, west and east boundaries of the property. The LDR 7.5 zone has a minimum lot size of 7,500 square feet. 90% of this area is 6,750 square feet. *As a condition of approval all lots abutting the southern property line shall be a minimum of 6,750 square feet, and setbacks for these lot shall be no less than 80 percent of the setback requirements of the LDR-7.5 district.*

LCMC 18.140.030(4) requires MDR project that consists of 10 gross acres or more, including abutting lands under common ownership, may not include more than 75 percent of one housing type.

This project exceeds 10 gross acres. The project is proposing 67 lots total, 28 of which are attached single family lots, with the remainder being detached single family. This equates to 42-percent of lots being attached single family 58-percent detached single family. *As a condition of approval, no more than 75-percent of lots shall be a single housing type.*

MDR projects are subject to design requirements per LCMC 18.140.040(1). Projects are required to create a unifying design theme throughout the project. The design theme can be created by the use of stone, wooden lap siding, or other natural material. Repetitive building massing and facade designs are to be avoided. A variety of scale and articulation is encouraged and can be accomplished by the use of design elements such as porches, balconies, bay windows, covered entries, and garages set back from the primary facade. Additionally, monotonous rooflines are required to be broken up using devices such as various elevations, gables, dormers, and chimneys, etc.

While no buildings are proposed with this application, *as a condition of approval, the applicant shall demonstrate that building design requirements are met prior to issuance of a building permit for each lot.*

According to LCMC 18.140.040(2), Active Open Space – Family Parks, if a medium density residential (MDR-16) development meets the applicable criteria of LCMC 18.147.020, the new development shall provide parks and open space pursuant to the applicable requirements of Chapter 18.147 LCMC (Parks and Open Spaces). The applicant has demonstrated on their site plan that a 7,505 square foot neighborhood park is proposed as well as 1,517 square feet of park and open space located on Tract C, Improved Bolen Creek Trail with 14, 100 square feet of active open space and 50,162 square feet of open space with trail system and public easement located on the remainder lot Tract “F”.

Per LCMC 18.140.040(3) landscaping & open storage is required:

(a) Landscaping. On-site plantings, with individual character, are encouraged to provide multiple layers of plantings, including canopy trees, understory trees, shrubs and groundcover. Seasonal interest is encouraged to be enhanced through the use of blooming sequence, fragrance, fall color, and specimen

plant materials. Introduction of other landscape architectural hardscape elements such as: use of natural stone, sculpture, water features, enhanced paving, accent lighting, site furnishings, recreational facilities, and the like are strongly encouraged. Preservation of environmentally constrained areas as natural areas and the restoration of buffer areas with native plant materials and recreational opportunities are priorities.

(b) All landscape plantings shall be irrigated with an automatic, underground irrigation system designed with water conservation in mind. Use of techniques, such as separate water zones based on soil type, sun exposure, and plant water requirements is encouraged. All required plant materials shall meet or exceed specifications established by the American Association of Nurserymen for nursery stock.

(c) At least 15 percent of the net acreage of the project site must be landscaped.

(d) All setback areas shall be landscaped and maintained with live vegetation.

(e) Street trees, if required by the director of public works, shall be planted on all street frontages and within all median planting strips. In addition, street trees shall be placed a minimum of two feet from the curb as measured from the center of the tree to the planter side of the curb, unless otherwise specified by the city's public works director. Street trees shall be a minimum of two-inch caliper, fully branched, and staked at the time of planting. Minimum spacing shall be 30 feet on center of planter length. Trees selected for use as street trees shall be long-lived species possessing qualities suitable for an urban streetscape including branching characteristics, rooting characteristics, disease resistance, drought resistance and nonfruiting. Planter strips abutting a public street shall be planted with live vegetation and irrigated, unless otherwise specified by the city's public works director.

(f) Only under the following conditions may freestanding walls, fences and hedges be permitted along public or private streets or sidewalks:

(i) The maximum height of any wall, fence, or hedge shall be six feet so long as the fence height does not interfere with safe line of sight as determined by the city engineer.

(ii) Barbed wire, razor wire, electric and other dangerous fences are prohibited.

(g) Open Storage. Open storage is prohibited. Trash and recycling containers located outside of a building shall be screened by a six-foot solid (100 percent opaque) fence or a combination of fence and vegetation.

*As a condition of approval, prior to engineering approval, the applicant shall provide a final landscape plan by a registered landscape architect meeting the requirements of LCMC 18.140.040(3).*

LCMC 14.140.040 (4), requires that parking shall be provided either on the same lot as the dwelling, or in shared parking areas located primarily to the rear of or beneath the units. Parking is encouraged to be located behind the dwelling unit with access from an alley. Pedestrian access from the alley to the dwelling shall be provided for each lot.

*As a condition of approval, the applicant shall provide parking on the same lot as the dwelling unit or in a shared parking area.*

LCMC 18.140.040(5) sets requirements for garages for MDR developments. The garage must be set back a minimum of 20 feet from the property line. No more than 40 percent of the total wall area of a housing complex facing a public right-of-way shall be dedicated to garage door space, and Twenty-five percent of the garage wall area facing a public right-of-way shall contain windows or doors placed to create the impression of habitable residential space. In each building of single-family attached units no more than 50 percent of the garages may extend beyond the front plane of the primary facade of the dwelling unit.

While no buildings are proposed with this application, *as a condition of approval, the applicant shall demonstrate that the garage requirements of LCMC 18.140.040(5) are met prior to issuance of a building permit for each lot.*

Access to MDR-16 development projects shall be from collector or arterial streets; however, individual dwelling units within an MDR-16 development project shall not have direct access to an arterial or a collector street per LCMC 18.140.040(6).

The proposed project takes access from Pacific Highway, an arterial street, via W F Place, W 12<sup>th</sup> way and W D avenue. The project is providing a roadway stub to the property to the south, that once developed will connect directly to Pacific Highway. Staff finds that the vehicular access requirements for this project are met.

An on-site pedestrian circulation system that links public and private streets and the primary entrance(s) of all the structure(s) on the site is required by LCMC 18.140.040(7). Sidewalks or pedestrian ways must connect the required pedestrian system to existing pedestrian systems on adjoining developments if adequate safety and security can be maintained. Convenient delineated pedestrian access to transit stops shall be provided.

The project is proposing sidewalks on both sides of all streets, connecting all structures to the surrounding sidewalk network in the Hanna's Farm Subdivision. Additionally, the project is proposing to construct a segment of the Bolen Creek Trail, that will eventually connect south to Pacific Highway and north to Heritage Trail. Staff finds that LCMC 18.140.040(7) the pedestrian access requirements are met.

#### **LCMC 18.140.050 Requirements for Single-Family Attached Housing**

In addition to the requirements of LCMC 18.140.040, a single-family attached proposal shall meet the requirements of this section. Where a conflict exists between general and specific standards the director shall apply the more specific standard.

(1) Land divisions shall be reviewed according to Chapter 18.205 or 18.210 LCMC and Chapter 58.17 RCW. Building permits for attached developments may only be approved where fully consistent with the approved land division.

(2) Notations on the plat and/or covenants running with the land, approved by the city attorney, shall guarantee that required side setbacks shall be kept perpetually free of obstructions.

(3) Single-family attached housing shall not be permitted in buildings of greater than six units.

(4) No portion of a unit may occupy space above or below any other unit, except underground shared parking.

(5) Landscaping. Single-family attached development projects may satisfy the minimum landscaping requirement by:

(a) Providing 200 square feet of enclosed private outdoor living area per bedroom for each individual dwelling unit, to be located in the rear or side yard of each individual lot; or

(b) Providing 200 square feet of common indoor or outdoor recreation area per bedroom for each individual dwelling unit.

*As a condition of approval, the applicant shall demonstrate that the requirements of LCMC 18.140.050 are met prior to issuance of a building permit for each lot.*

**LCMC 18.140.060 Requirements for Multifamily Housing:**

The applicant is not proposing a multi-family development; therefore staff has determined that this criterion is met.

**LCMC 18.140.070 Requirements of Single-Family Detached Housing:**

In addition to the requirements of LCMC 18.140.040, a single-family detached proposal, other than a single-family, detached, manufactured home subdivision regulated under LCMC 18.140.080, shall meet the requirements of this section. Where a conflict exists between general and specific standards the director shall apply the more specific standard.

(1) Garages facing a public street shall be set back a minimum of 18 feet from the front property line. The front plane of the garage door cannot extend beyond the front plane of the primary facade. Garages facing an alley shall be set back a minimum of three feet from the rear property line. Garage doors shall have a minimum of 50 percent of their area decorated with glazing, relief panels, or similar ornamentation.

(2) Porches, balconies or similar entry appendages may project into the front yard setback up to five feet. Porches shall be designed as functional spaces with a minimum depth of five feet.

(a) Rooflines shall be a minimum of 6:12 for pitched roofs. Lower pitched roofs or parapet rooflines shall provide additional architectural detailing including but not limited to: cornice, cap, relief panels, bay windows, shade projections, rain protection, eaves, dormers, ledges or overhangs as approved by the planning director.

(b) Rain protection shall be located at the primary entrance which is effectively designed to provide a minimum of 25 square feet of rain protection. This protection may utilize a single or combination of techniques such as: awning, eave, alcove, airlock, recessed entry or porte-cochere.

(c) Finished surfaces on building elevations shall emphasize use of architectural-grade natural building products such as wood, masonry, metal, glass, stucco, fiber cement, cultured stone or other stone materials. Use of plywood, vinyl, plastic composites, fiberglass or similar are prohibited unless otherwise permitted by the director.

(d) A diverse use of color is encouraged to display individuality within the community. Finished surfaces suitable for painting shall incorporate a color palette of at least two colors, consisting of a base color and an accent (trim color). Repetitive or predictable alternate color schemes are discouraged.

While no buildings are proposed with this application, *as a condition of approval, the applicant shall demonstrate that design requirements of LCMC 18.140.070 are met prior to issuance of a building permit for each lot.*

**LCMC 18.147 Parks and Open Spaces**

The proposed project is proposing more than 35 dwelling units and therefore meets the applicability criteria of LCMC 18.147.020, and is required to provide parks and open space. The project is required to provide one or more family parks at a ratio of one-quarter acre per 35 dwelling units. Based on the proposed 67 lots the project is required to provide 0.48 acres of park and open space.

The parks must meet City and ADA regulations and be designed by a landscape architect licensed in Washington. It is highly desirable the park be one contiguous space, however, a the park need not be a single contiguous area if the applicant demonstrates that a noncontiguous park arrangement meets requirements of this section and the goals of the parks plan and better meets the needs of the residents, or the development topography does not make it feasible to provide a contiguous space for the required park. Each park element must be at least 0.25 acres.

All parks shall be fronted by a public road for at least 40 percent of their perimeter. If it is not feasible or practical to meet this standard because of location and/or physical site constraints, a pedestrian pathway or other design element approved by the review authority to assure free and open public accessibility shall be established through a dedication or perpetual easement with a minimum width of 20 feet. This pedestrian pathway connection shall be made from the public street to the park.

The undeveloped play space shall be covered with live vegetation which shall be irrigated by a permanent, below-ground, automatic irrigation system. The parks shall be designed to facilitate community policing through crime prevention through environmental design (CPTED) guidelines. Lighting as necessary shall be used to illuminate the park for citizen and police patrols to see into the park at night from a public street.

The provided park facilities and amenities should consider the range of ages of the target residents for the development. While the choice of park facilities and amenities is determined by the developer, each family park shall, at a minimum, contain the following amenities:

- (A) Paved pedestrian circulation path or sidewalk;
- (B) Two sitting benches, a minimum of four feet long each, for each 0.25 acre of park area or part thereof;
- (C) One trash receptacle for each 0.25 acre of park area or part thereof;
- (D) Bike rack(s) to accommodate a minimum of six bicycles for each 0.25 acre of park area or part thereof;
- (E) One play structure intended primarily for use by children ages two to 12;
- (F) One picnic table for each 0.25 acre of park area or part thereof.

Parks required pursuant to this chapter shall be completed prior to the issuance of the occupancy permit of the twenty-fifth dwelling unit within an approved development. All park improvements required

pursuant to this chapter shall be either dedicated to the city or have public access easements established prior to or concurrent with final development approval.

The project proposes three park elements, a park with a playground designed for ages 5 to 12 at the northeast corner of the development, a trail and a open space at the southwest corner of the development. Of these elements, only the trail is over 0.25 acres.

*As a condition of approval each park element must be at least 0.25 acres, or the individual park elements must be connected by a paved pedestrian circulation path or sidewalk. Parks required pursuant to this chapter shall be completed prior to the issuance of the occupancy permit of the twenty-fifth dwelling unit within an approved development. All park improvements required pursuant to this chapter shall be either dedicated to the city or have public access easements established prior to or concurrent with final development approval.*

*As a condition of approval, a parks plan developed by a licensed landscape architect that provides the park amenities required by LCMC 18.147.030(1)(b)(viii), and including irrigation, and lighting should be provided prior to Engineering approval.*

*As a condition of approval, the park amenities shall be completed prior to the issuance of the occupancy permit of the twenty-fifth dwelling unit within an approved development.*

*As a condition of approval, all park improvements required pursuant to this chapter shall have public access easements established prior to or concurrent with final development approval. The applicant shall retain ownership and maintenance responsibility for the parks, and a trail easement dedicated to the City shall be provided over the Bolen Creek Trail.*

#### **LCMC 18.210 Subdivisions:**

##### **LCMC 18.210.010 Pre-application Review:**

As noted above, the applicant completed the pre-application conference process twice, once in November 2024 & once in December of 2024. Staff has determined that the pre-application review process has been met.

##### **LCMC 18.210.020 Review Process for a Subdivision:**

The preliminary application packet was submitted in January 28, 2025 and on June 9, 2025 the application was determined Technically Complete. The application is going through the Type III subdivision process.

##### **LCMD 18.210.030 Preliminary Plat Application Contents:**

The subdivision application shall include the requisite fee, a completed application review form provided for that purpose by the city, and the following information:

(1) The information listed in LCMC [18.210.010](#)(2), provided an environmental checklist or EIS is required for a technically complete application unless categorically exempt.

- (2) Written authorization to file the application signed by the owner of the property that is the subject of the application, if the applicant is not the same as the owner as listed by the Clark County assessor.
- (3) Proof of ownership document, such as copies of deeds and/or a policy or satisfactory commitment for title insurance.
- (4) A legal description of the property proposed to be divided.
- (5) If a subdivision contains large lots or tracts which at some future time are likely to be re-subdivided, the application shall include a master plan of all land under common ownership in order to provide for extension and opening of streets at intervals which will permit a subsequent division of each divisible parcel into lots of smaller size.
- (6) A copy of the pre-application conference summary, if the application was subject to pre-application review, and all information required to address issues, comments and concerns in the summary.
- (7) A written description of how the proposed preliminary plat does or can comply with each applicable approval criterion for the preliminary plat, and basic facts and other substantial evidence that support the description.
- (8) The names and addresses of owners of land within a radius of 300 feet of the site. Owner names and addresses shall be printed on mailing labels.
  - (a) The applicant shall submit a statement by the assessor's office or a title company certifying that the list is complete and accurate, based on the records of the Clark County assessor within 30 days of when the list is submitted.
  - (b) If the applicant owns property adjoining or across a right-of-way or easement from the property that is the subject of the application, then notice shall be mailed to owners of property within a 300-foot radius, as provided above, of the edge of the property owned by the applicant adjoining or across a right-of-way or easement from the property that is the subject of the application.
- (9) Applications necessarily associated with the preliminary plat, such as applications for exceptions, adjustments or variances to dimensional requirements of the base or overlay zones or for modifications to the road standards in Chapter 12.10 LCMC that are required to approve the preliminary plat application as proposed.

(10) A wetlands delineation and assessment if required by Chapter [18.300](#) LCMC, and an application for a wetland permit and associated preliminary plan if required by Chapter [18.300](#) LCMC to approve the preliminary plat application as proposed.

(11) An appropriate geotechnical study if:

(a) The site contains substantial fill, or the applicant proposes to place substantial fill on the site; or

(b) The site contains land identified by the U.S. Soil Conservation Service, Clark County or the state of Washington as having slopes in excess of 25 percent or as being subject to instability, unless the applicant will not develop or otherwise significantly affect such lands or shows that the site does not contain unstable soils or steep slopes.

(12) Preliminary grading, erosion control and drainage plans, which may be a single plan, consistent with applicable provisions of Chapter [18.320](#) LCMC.

(13) Evidence that potable water will be provided to each lot from a public water system, and that each lot will be connected to public sewer.

(14) A plan showing proposed phasing if the applicant proposes to develop the subdivision in phases.

(15) An archaeological predetermination if the area proposed for development contains lands classified as having moderate or higher probability of containing archaeological resources as determined by the city.

*One June 9, 2025 the application was deemed Technically Complete, therefore staff has determined that the applicable criteria has been met.*

**LCMC 18.210.040 Approval criteria for a preliminary plat.**

(1) The review authority shall approve a preliminary plat if he or she finds:

(a) The applicant has sustained the burden of proving that the application complies with the following regulations of the La Center Municipal Code to the extent relevant:

(i) Chapter [12.05](#) LCMC, Sidewalks, and Chapter [12.10](#) LCMC, Public and Private Road Standards;

(ii) Chapter [18.300](#) LCMC, Critical Areas;

(iii) Chapter [18.310](#) LCMC, Environmental Policy;

(iv) Chapter [18.320](#) LCMC, Stormwater and Erosion Control;

(v) Chapter [15.05](#) LCMC, Building Code and Specialty Codes;

(vi) Chapter [15.35](#) LCMC, School Impact Fees; and

(vii) LCMC Title [18](#), Development Code.

(b) That the application can comply with those regulations by complying with certain conditions of approval, and those conditions are adopted; or that necessary adjustments, exceptions,

modifications or variations have been approved or are required to be approved before the final plat is approved;

(c) The subdivision makes appropriate provision for parks, trails, potable water supplies and disposal of sanitary wastes; and

(d) The subdivision complies with Chapter 58.17 RCW.

*As part of the application submittal process and review, the applicant is required to submit the required to submit a Technically Complete application. The application requirements are outlined in LCMC 18.210.030, the application submittal checklist and the pre-application conference report. The application was deemed Technically Complete, therefore the criteria for LCMC 18.210.030 is met.*

#### **LCMC 18.210.040(2) Phasing**

If phases are proposed, the subdivision also complies with the following:

- (a) The preliminary plat identifies the boundaries of each phase and sequence of phases;
- (b) Each phase includes open space and other required public and/or private infrastructure at least in proportion to the number of lots in each phase;
- (c) The sequence and timing of phases maintains compliance with applicable standards throughout the development of the subdivision; and
- (d) The applicant completes or assures completion of public improvements consistent with LCMC 18.210.090.

The applicant is proposing to develop this site three phases. The preliminary plan identifies the boundaries of each phase, and the proposed stormwater and park facilities are included in the first phase. The sequence of the phases allows the project to maintain compliance with all applicable standards. The applicant is required to submit each phase so it can stand on its own.

***As a condition of approval, the phases must be submitted as shown on the proposed plan.***

#### **LCMC 18.210.040(3) Flag Lots**

Flag lots are discouraged. When allowed, flag lots shall comply with the following standards:

- (a) The flag “pole” shall be at least 20 feet wide instead of the frontage regulations of the zone.
- (b) The flag “pole” shall be improved with an all-weather surface with an unobstructed vertical clearance of at least 13 feet, six inches. The improved surface shall be at least 20 feet wide and shall be marked and signed as a fire lane.
- (c) The pole portion of the flag lot shall not be counted toward the minimum lot size.
- (d) If the length of the pole is more than 150 feet, an approved turn-around in conformance with the current adopted edition of the International Fire Code shall be provided at the end of the driveway, and structures on the lot shall incorporate a fire-hazard warning, including a hard-wired, back-up smoke detector, and a sprinkler system.

The development is proposing lots 26 & 27 as flag lots. The proposal includes a 20-foot-wide access easement. The pole portion of the lots is not calculated towards the minimum lot size and the pole is not more than 150 ft.

***As a condition of approval, all flag lots shall comply with LCMC 18.210.040(3).***

**LCMC 18.210.050 Expiration and extension of preliminary plat approval.**

Approval of a preliminary plat expires five years from the effective date of the decision approving it unless, within that time, an applicant files with the city clerk an application for a final plat for a subdivision or given phases of a subdivision or for an extension.

*As a **condition of approval**, the preliminary plat shall expire five years from the date of approval by the hearing examiner, unless an application for final plat is submitted or an extension is approved per LCMC 18.210.050(2) and (3).*

**LCMC 18.225 Legal Lot Determinations**

According to LCMC 18.225.010(2), the legal lot determination standards apply to all subdivision applications.

This legal Lot Determination is based on a review of the deed history and land use records for the subject parcels, submitted with documentation dating back to 1960. The following timeline summarizes the relevant events and transactions affecting the parcels:

- **Pre-Zoning Status (1960–1969):** The parcels existed prior to the adoption of zoning regulations in Washington State, which came into effect in 1969. As such, the parcels are considered legal lots of record and are not subject to zoning or platting requirements that were enacted after their creation.
- **Configuration Change (1975):** In 1975, the configuration of the parcels was altered. Although zoning was in effect at that time, the change did not result in the creation of new lots but rather a reconfiguration of existing legal lots of record.
- **Boundary Line Adjustment (2012):** A Boundary Line Adjustment (BLA) was recorded in 2012, modifying the internal boundaries of the parcels. The BLA did not create additional lots and maintained the overall acreage of the combined parcels at 24.68 acres. The adjustment was properly recorded and complies with applicable local and state requirements.
- **Ownership Transfer (2019):** A Transfer on Death Deed was recorded in 2019, transferring ownership of the parcels to the current owners. This transfer did not affect the legal status or configuration of the lots.
- **Determination:** Staff has determined that the project parcels are two (2) legal lots of record.

**LCMC 18.230 Monumentation, Survey, and Drafting Standards**

- 18.230.010 Imprinted Monumentation
- 18.230.020 Centerline Monumentation
- 18.230.030 Property Line Monumentation
- 18.230.040 Postmonumentation
- 18.230.050 Postmonumentation Bonds
- 18.230.060 Survey Standards
- 18.230.070 Elevations or Vertical Information
- 18.230.080 Preferred Scale Proportions

All sections apply to the applicant's development.

*As a condition of approval, the applicant shall comply with all provisions regarding monumentation outlined in Chapter 18.230 prior to final plat approval.*

**LCMC 18.240 Mitigation of Adverse Impacts**

**Chapter 18.240.010 Purpose**

This chapter provides the City with the authority to require prospective developers to mitigate the direct impacts the City has specifically identified as a consequence of proposed development, and to make provisions for mitigation for impacts including, but not limited to, impacts upon the public health, safety and general welfare, for open spaces, drainage ways, streets, other public ways, parks, playgrounds, and sites for schools and school grounds.

**LCMC 18.240.020 Determination of Direct Impacts**

Before any development is given the required approval or is permitted to proceed, the review authority shall determine all impacts, if any, that are a direct consequence of the proposed development and which require mitigation, considering but not limited to the following factors:

- (a) Predevelopment versus post development demands upon city streets, drainage facilities, parks, playgrounds, recreation facilities, schools, police services, and other municipal facilities or services;
- (b) Likelihood that a direct impact of a proposed development would require mitigation due to the cumulative effect of such impact when aggregated with the similar impacts of future development in the immediate vicinity of the proposed development;
- (c) Size, number, condition and proximity of existing facilities to be affected by the proposed development;
- (d) Nature and quantity of capital improvements reasonably necessary to mitigate specific direct impacts identified as a consequence of the proposed development;
- (e) Likelihood that the users of the proposed development will benefit from any mitigating capital improvements;
- (f) Any significant adverse environmental impacts of the proposed development;
- (g) Consistency with the city's comprehensive plan;
- (h) Likelihood of city growth by annexation into areas immediately adjacent to the proposed development;
- (i) Appropriateness of financing necessary capital improvements by means of local improvement districts;
- (j) Whether the designated capital improvement furthers the public health, safety or general welfare;
- (k) Any other facts deemed by the review authority to be relevant.

(2) The cost of any investigations, analysis or reports necessary for a determination of direct impact shall be borne by the applicant.

**LCMC 18.240.030 Mitigation of Direct Impacts**

(1) The review authority shall review an applicant's proposal for mitigating any identified direct impacts and determine whether such proposal is an acceptable mitigation measure considering the cost and land requirements of the required improvement and the extent to which the necessity for the improvement is attributable to the direct impacts of the proposed development. Such developments will not be approved by the review authority until provisions have been made to mitigate identified direct impacts that are consequences of such development.

(2) The methods of mitigating identified direct impacts required as a condition to any development approval may include, but are not limited to, dedication of land to any public body and/or off-site improvements.

The proposed project has the potential to impact public services, traffic, critical areas, and other elements of the environment. Mitigations proposed by the applicant are reviewed in this staff report for conformance with applicable standards and any additional mitigations and conditions addressing said impacts are highlighted throughout this report. How the project impacts public facilities and mitigations to these impacts are addressed in the following sections of this staff report.

- Critical Areas
- Trees
- Archaeological Resources and Historic Structures
- Sewer
- Water
- Stormwater
- Streets, sidewalks, and traffic
- Police, fire, and schools
- Street lighting
- Impact fees

Staff determined that Mitigation of Direct impacts have been addressed as part of the application review process and this criteria will be met.

#### **LCMC 18.245 Supplementary Development Standards**

The standards in this chapter apply to development generally within the City of La Center. They can be used in any review process where applicable to evaluate or condition approval of an application.

The applicant is proposing street lighting with the project but has not submitted a preliminary lighting plan. LCMC 18.282 (Outdoor Lighting) also applies to the development as discussed and conditioned later in this staff report.

***As a condition of approval, the applicant shall provide a photometric plan prior to final engineering plan approval showing how the proposed lights will not cause more than a one foot-candle measure at any property line in conformance with 18.245.040 and LCMC 18.282.***

Police, fire, and schools shall be addressed before any development is given the required approval or is permitted to proceed, the review authority shall determine all impacts, if any, that are a direct consequence of the proposed development, and which require mitigation.

***As a condition of approval, the applicant is required to coordinate with the fire marshal's office to meet all fire code requirements prior to final engineering.***

The site is zoned MDR-16. Properties directly abutting the site to the south are zoned LDR-7.5.

LCMC 18.245.060(8) requires that ground-level exterior equipment be screened from adjoining property used or zoned for residential purposes or from an adjoining public road right-of way to at least an F2 or L3 standard, if visible.

*As a condition of approval, ground-level exterior equipment shall be screened from adjoining property used or zoned for residential purposes or from an adjoining public road right-of-way to at least an F2 or L3 landscape standard, is visible.*

LCMC 18.245.060(10) requires all landscaping shall be installed prior to issuance of occupancy or final inspection within six months after issuance of occupancy or final inspection if it would increase the likely survival of plants.

*As a condition of approval, landscaping shall be installed prior to issuance of occupancy or final inspection within six months after issuance of occupancy or final inspection if it would increase the likely survival of plants.*

LCMC 18.245.060(11-16) contain plant material size and quality requirements. The applicant's final landscape plan must comply with these requirements.

*As a condition of approval, the applicant's final landscape plan must contain plant material, size and quality information.*

*As a condition of approval, LCMC 18.245.060(18) contains irrigation requirements. All required landscape areas including within the planter strip along public roadways must meet the City's irrigation requirements.*

*As a condition of approval, if any fences or hedges are proposed prior to the final plat, the applicant must provide information demonstrating that the fences comply with LCMC 18.245.020.*

*As a condition of approval, the applicant shall provide a photometric plan prior to final engineering plan approval showing how the proposed lights will not cause more than a one foot-candle measure at any property line in conformance with 18.245.040 and LCMC 18.282.*

*As a condition of approval, the applicant shall install all landscaping prior to issuance of final inspection for each dwelling unit or no more than six months after final inspection if it will increase plant survival. Installation after occupancy requires City notification and approval.*

*As a condition of approval, all required landscape areas including within the planter strip along public roadways must meet the City's irrigation requirements in LCMC 18.245.060(18). The applicant shall provide irrigation plans prior to final engineering approval.*

#### **LCMC 18.260 Variance**

The applicant has applied for a variance to utilize the portions of the critical areas code which allow for buffer averaging and minor buffer reductions to the habitat and wetland buffers on-site.

The review authority shall approve or approve with conditions an application for a variance if he or she finds the applicant has sustained the burden of proving that:

- (1) Unusual circumstances or conditions, such as size, shape or topography of a site, or the location of an existing legal development apply to the property and/or the intended use that do not generally apply to other properties in the vicinity or zone. An unusual circumstance could also include another obligation under a different municipal code section or a state or federal requirement:

*The site has multiple areas with steep slope setbacks. The northern, southern and western sides of the site have steep slopes which places a squeeze on the remaining developable portions of the site. A minor reduction in the lot width to lots 7-9 will help meet all remaining lots to meet the lot width requirements.*

- (2) The unusual circumstance cannot be a result of actions taken by the applicant;

*The constraints currently on the site are at no fault on any actions taken by the applicant, they are an issue of the current site topography and environmental constraints.*

- (3) The variance request is necessary for the preservation of a substantial property right of the applicant which is possessed by the owners of other properties in the vicinity or zone;

*The variance request is necessary to develop the property in a way that meets urban density. Other properties within La Center with Environmental constraints could also apply for a variance to the lot width requirements.*

- (4) The variance request is the least necessary to relieve the unusual circumstances or conditions identified in subsection (1) of this section;

*The variance request is the least necessary to relieve the unusual circumstances caused by dimensional constraints due to critical areas.*

- (5) Any impacts resulting from the variance are mitigated to the extent practical; and

*The impacts have been mitigated to the greatest extent possible. The lot areas exceed the minimum lot size and the lot depths requirements. Increased open space and critical areas protection have been used across the entire development.*

- (6) The granting of the variance will not be materially detrimental to the public welfare, or injurious to the property or improvements in the vicinity and zone in which the property is situated.

*Granting the variance will not be materially detrimental to the public welfare, or injurious to the property or improvements in the vicinity and zone in which the property is situated.*

Staff has determined that the proposed variance meets the applicable approval criteria listed above. Please see the Critical Areas section of this report for additional information.

#### **LCMC 18.280.040 Off-Street Parking and Loading Requirements**

Each single-family detached dwelling unit shall be provided with at least two (2) off-street parking spaces per LCMC Table 18.280.040.

Each single-family attached dwelling unit shall be provided with at least two (2) off-street parking spaces, plus one additional guest space for every five (5) units per LCMC Table 18.280.040. Guest parking spaces are to be evenly dispersed throughout the development with no more than four spaces being located in any one specific area per LCMC 18.280.060.

The narrative states that each dwelling units will provide at least two driveway parking spaces and two garage parking spaces for a total of four parking spaces per dwelling unit, exceeding the minimum parking requirements.

*As a **condition of approval**, the applicant shall demonstrate that each dwelling unit has at least two (2) off-street parking spaces per LCMC Table 18.280.010 prior to building permit approval.*

#### **LCMC 18.300 Critical Areas**

Mapped critical areas on the site include Category II critical aquifer recharge areas (CARAs), fish and wildlife habitat conservation areas (FWHCAs) (Type F stream/riparian habitat), geologically hazardous areas (seismic, landslide, and erosion hazard areas), and wetlands (Categories II and III).

- **CARAs:** The site is within a mapped Type II CARA, which are mapped critical areas; however, La Center Municipal Code (LCMC) 18.300.090(1) only protects Category I CARAs. Therefore, no regulated CARAs exist on the project site.
- **FWHCAs (stream and riparian habitat):** The applicant provided a critical areas report by a qualified professional that includes an unnamed fish bearing stream (Type F) within a forested ravine north of the proposed subdivision. The riparian ecosystem area buffer is required to be 200 feet under LCMC 18.300.090(2). The applicant proposes permanent impacts within the stream buffer. Mitigation and monitoring for riparian buffer impacts are proposed and are to be conditioned.
- **Geological Hazard Areas**
  - **Seismic Hazards:** Clark County MapsOnline indicates that the site has Site Class “C - D” soils for ground shaking amplification as mapped by the National Earthquake Hazards Reduction Program (NEHRP). The geotechnical report does not expressly confirm that the Site Class “C - D” seismic hazard occurs on site and whether or not seismic design should be used with design recommendations.
  - **Landslide Hazards:** Clark County MapsOnline indicates there are 40 to 80 percent slopes proximate to the unnamed stream as also confirmed by geotechnical report. The geotechnical report includes setback recommendations from the slope, as well as other design and construction recommendations as further discussed below, including for an identified landslide scarp.
  - **Erosion Hazards:** Clark County MapsOnline indicates the occurrence of a severe erosion hazard area along the south bank of the unnamed, Type F stream north of the subdivision. The submitted geotechnical report discusses the erosion hazard areas on site. The

geotechnical report mentions that the relative level nature of the lots and the soil properties combined with the proper implementation of standard erosion and sediment control best management practices (BMPs) should adequately mitigate erosion risk on site.

- **Wetlands:** The applicant provided a critical areas report by a qualified professional that delineated Category II and Category III riverine wetlands located along the unnamed, Type F stream. Under LCMC 18.300.090 and determined with the critical areas report, the wetland buffers are 180 feet and 150 feet, respectively, for the Categories II and II wetlands. The applicant proposes permanent impacts to the wetlands in addition to buffer reductions and averaging. Mitigation and monitoring for wetland buffers impacts are proposed and are to be conditioned.

**LCMC 18.300.060 [Critical Areas] Variances**

*(1) An applicant who seeks to vary from the requirements of this chapter may seek a variance pursuant to this section. The city shall review a request to vary from the requirements of this chapter through a Type III review process. For frequently flooded areas that are designated as special flood hazard areas as shown on the flood insurance rate map, refer to LCMC [18.300.090](#)(3) for all regulations pertaining to development in these areas, including variances.*

**Findings:** *The applicant is requesting to vary from the required 200-foot riparian area buffer width for an on-site Type F stream with buffer averaging. The applicant is not proposing a variance for a special flood hazard area or any regulations for frequently flooded areas.*

*(2) An application to vary from the requirements of this chapter shall demonstrate compliance with all of the following criteria:*

- (a) There are special circumstances applicable to the subject property or to the intended use such as shape, topography, location, or surroundings that do not apply generally to other properties;*

**Applicant Response:** The on-site unnamed Type F stream is contained within a valley, surrounded by steep slopes, that bisects the central portion of the site, from the northeast to the southwest. The wetlands identified on site generally flank the stream habitat that bisects the central portion of the site. There the western section of the site is highly constrained by critical areas. As a result, the southwest corner is the most encumbered area on site due to critical areas, steep slopes to the north, and the convergence of overlapping critical area buffers. The southwest corner is, therefore, the area where buffer modifications are proposed as the critical areas and buffer encroachment result in a narrow area in this location. The overall remaining developable uplands are also an odd shape, which further complicated the design effort to provide a project meeting the outlined density required by the zoning.

**Findings:** *Staff recognizes the applicant's balancing of two goals: (1) protect and preserve the significant quality and quantity of critical areas on the site while also (2) maximizing economic use of the property. Due to the special circumstances specific to the site, including the shape of the remaining developable area due to the significant environmental constraints and topographical features, such as steep slopes adjacent to the protect stream, associated wetlands, and riparian and wetland buffer requirements, the applicant*

*has reasonable means to request variance from the Type F stream riparian buffers as allowed pursuant to this chapter.*

- (b) The variance is necessary for the preservation and enjoyment of a substantial property right or use possessed by other similarly situated property, but which because of special circumstances is denied to the property in question;*

**Applicant Response:** The project is only asking for slight variations from the current code buffer allowances while still providing adequate on-site mitigation to offset all impacts. The project is not asking to modify buffers below what is considered a reasonable amount from the standard base buffers and is only asking for the area needed to provide relief to the project while fully mitigating for the impacts.

**Findings:** Staff agree that the variance is necessary for the preservation and enjoyment of a substantial property right as the site contains significant quantity and quality of critical areas with substantial regulations. These regulations significantly limit developable areas of the site. Staff recognize that the applicant is preserving the highest quality of the critical areas, including those areas as through buffer averaging as discussed later in the staff report.

- (c) Granting the variance will not be materially detrimental to the public welfare or injurious to the property or improvement;*

**Applicant Response:** The project proposal will not be detrimental to public welfare or injurious to the property or improvement.

**Findings:** Staff agree that the project proposal will not be detrimental to public welfare or injurious to the property or improvement, including impacts to the on-site critical areas. The applicant is proposing buffer averaging to ensure no net loss of ecological function from the reduced buffer area, including increasing buffer width in areas northwest of the proposed subdivision to preserve densely forested areas adjacent to the stream.

- (d) Granting the variance will not violate, abrogate, or ignore the goals, objectives, or policies of the La Center comprehensive plan;*

**Applicant Response:** The project proposal does not violate or ignore the overall goals or objectives of the LCMC. The proposed impacts are fully outlined and adequate mitigation proposed to offset the impacts for no net loss of habitat function or value. The mitigation proposal meets the requirements of LCMC 19.300.090(2)(j) to provide no net loss of critical habitat functions or values.

**Findings:** Staff have reviewed the overall goals, objectives, or policies of the La Center comprehensive plan against this proposal and variance. Staff found that the granting of this variance would not violate, abrogate, or ignore the goals, objectives, or policies of the La Center comprehensive plan, especially those found in the Land Use, Housing, and Environment chapters of the comprehensive plan.

- (e) In addition to the approval criteria above, an application to vary from the buffer requirements of a fish habitat conservation area or riparian area shall demonstrate that the requested buffer width modification preserves adequate vegetation to:*

- (i) Maintain proper water temperature;*

- (ii) Minimize sedimentation; and*
- (iii) Provide food and cover for critical fish and wildlife species.*

**Applicant Response:** The total area contained in the buffer after averaging is no less than the area prior to averaging, therefore, there is no net loss of habitat area by the averaging proposal. By averaging over an area of on-site mature forested area, there will also be no net loss to the critical area functions and values from the proposed buffer modification. The existing mature forested habitat currently provides relatively high functions, such as regulating water temperature, minimizing sedimentation, and providing food and cover for fish and wildlife. Therefore, the proposed forested buffer averaging areas will provide greater habitat function and values over the areas of grass pasture proposed for impact. Furthermore, the 200-foot riparian buffer overlaps and exceeds the 130-foot wetland buffer, providing high functioning mature forested connection between the wetland and the stream that exceeds the recommended minimum width. Increasing the buffer by extending it into the mature forested habitat, currently located outside of critical areas, will ensure critical areas with high functions and values are protected and will provide a mature forested habitat corridor to the on-site wetland and fish-bearing stream.

**Findings:** *As indicated by the applicant response above, the variance proposal includes a total buffering averaging area for the riparian area that is no less than the area prior to averaging; therefore, there is no net loss of habitat. In addition to the remaining portions of the riparian buffer area, the buffer averaging area occurs over an area of an on-site mature forested area. Staff agree that the variance proposal with buffering averaging achieves the three goals outlined above in LCMC 18.300.060(2)(e).*

**LCMC 18.300.090(2) FWHCA's**

- (a) Identified sensitive fish and wildlife habitat conservation areas shall be preserved or adverse impacts mitigated. Fish and wildlife habitat conservation areas that must be considered for classification and designation include:
  - (i) Riparian. [...]**

**Findings:** *According to Clark County MapsOnline and the submitted Critical Areas Report & Buffer Mitigation Plan (AshEco Solutions, April 2025), the northern portions of the site contain a riparian habitat buffer. The submitted critical areas report verified an unnamed fish-bearing (Type F) stream – see Figure 4. A Type F stream requires a 200-foot riparian buffer in accordance with Table 18.300.090(2)(f). However, the applicant is applying for variance pursuant to LCMC 18.300.060 (see findings above) to allow for a minor riparian buffer modification to allow residential lot construction (Lots 40 through 43 and Lots 46 through 54) and a stormwater facility over two small areas. The modifications are combined with mitigation, which includes on-site buffer enhancement in a mature forested area as further discussed below.*

*A 'Viewing Area' is provided at a natural flat terrace within the riparian buffer that will include benches and picnic tables along the edge of the existing logging road. This location is within the outer 50 percent of the overlapping riparian and wetland buffer. By taking advantage of this existing road/trail system, new impacts to the buffer can be avoided. The trail surface will not interfere with soil permeability and will not exceed 5 feet in width or use the existing width with no widening proposed. This trail and viewing area will avoid impacts to established native woody vegetation. The benches and picnic tables will be located within areas void of vegetation, and wood chip surface may be added to help prevent erosion of the area. No permanent impacts are associated with the Viewing Area; therefore, no mitigation is proposed or required.*



Figure 4: Mapped Stream and Riparian Buffer and Categories II and III Wetlands

(f) *Habitat buffers. Fish and wildlife habitat conservation areas and buffers are assigned to the lands regulated by this section according to Table 18.300.090(2)(a). Development activities are restricted within buffer areas as indicated in Table 18.300.090(2)(f).*

Table 18.300.090(2)(f) – Riparian Areas

<b>Fish and Wildlife Habitat Areas RIPARIAN AREAS</b>	<b>Characteristic</b>	<b>Riparian Ecosystem Area (in feet)</b>
Type S (fish bearing)	East Fork of the Lewis River	250
Type F (perennial or fish bearing)	Breeze, Jenny and McCormick Creeks and stream < 5 feet wide, if fish bearing	200
Type Np streams, low mass wasting potential	Less than 3 feet in width on average	150
Type Ns stream, high mass wasting potential	Seasonal streams with a defined channel	75

**Findings:** As provided in the Critical Areas Report & Buffer Mitigation Plan (AshEco Solutions, April 2025), the qualified professional has delineated a Type F stream on site. The Type F stream buffer is subject to a

200-foot riparian buffer width according to LCMC Table 18.300.090(2)(f). The applicant is applying for variance pursuant to LCMC 18.300.060 (see findings above) to allow for a minor riparian buffer modifications along the outer edge of the prescriptive 200-foot buffer. These buffer modifications are to allow impacts to two areas, including for residential lot construction (Lots 40 through 43 and Lots 46 through 54) and a stormwater facility. The modifications are combined with mitigation, which includes on-site buffer enhancement in a mature forested area as further discussed below to offset impact and ensure no net loss of habitat function.

LCMC 18.300.090(2)(h) prohibits platting of urban residential lots within riparian buffers. Therefore, Lots 40 through 43 and Lots 46 through 54 will exclude the full, reduced riparian buffer width to the back of the lots in these areas through a critical areas variance as discussed in LCMC 18.300.060.

**As a condition of approval**, Lots 40 through 43 and Lots 46 through 54 on the final plat must exclude the full, reduced riparian buffer width prior to final plat approval.

The applicant is proposing to construct a stormwater facility for the development within the riparian buffer. This is an allowed use in critical areas and within associated buffers in accordance with LCMC 18.300.050(4)(b) when there is no other reasonable alternative, based on topographic and environmental conditions.

As can be seen on the proposed plans, there is no other alternative placement of the stormwater facility outside the buffer. This stormwater facility will be subject to the development standards of LCMC 18.300.110 and appropriate mitigation measures in LCMC 18.300.120. The stormwater facility is being placed where currently a historic logging road and area of historic site access from the residential driveway occur. The critical areas report assesses impact from the stormwater facility combined with the impact of lots to the riparian buffer and provides mitigation measures, including riparian buffer averaging in accordance with LCMC 18.300.090(2)(i) and LCMC 18.300.120 through a critical areas variance as discussed in LCMC 18.300.060. Under LCMC 18.300.090(2)(j), the mitigation efforts need to ensure that development activity does not yield a net loss of the area or function of the critical area, including for buffer averaging under the critical areas variance of LCMC 18.300.060, which was confirmed by the critical areas report and by the City of La Center's (City) environmental review consultant, WSP USA Inc. Replacement or enhancement of the critical area shall occur on site wherever possible. The submitted critical areas report also includes provisions for a monitoring program in accordance with LCMC 18.300.090(2)(i).

**As a condition of approval**, the applicant shall implement the mitigation measures for the affected riparian areas as outlined in the Critical Areas Report & Buffer Mitigation Plan (AshEco Solutions, April 2025) prior to final engineering approval.

#### **Other FWHCAs Requirements**

**Findings:** Pursuant to LCMC 18.300.090(2)(g)(ii), the edge of the buffer area shall be clearly staked, flagged, and fenced prior to and through construction completion. The buffer boundary markers shall be clearly visible, durable, and permanently affixed to the ground. **As a condition of approval**, the applicant shall stake, flag, and fence the riparian area buffer, including the riparian buffer averaging area as shown in the Critical Areas Report & Buffer Mitigation Plan (AshEco Solutions, April 2025) prior to any site improvements prior to and through the duration of site construction.

LCMC 18.300.090(2)(n) requires (i) marking the outer extent of the habitat buffer throughout the duration of construction. This has been conditioned above. (ii) Permanent marking of the outer extent of the buffer using logs, a tree, hedgerow, wood or wood-like fencing, or other permanent physical marking approved by the direction shall be placed and also including signs that shall be posted at an interval of one per lot or every 100 feet, whichever is less, and perpetually maintained at locations along the outer perimeter of the habitat buffer approved by the director and worded as follows: "Habitat Buffer – Please Retain in a Natural State."

As **a condition of approval**, the applicant shall permanently mark the outer extent of the buffer, including the buffer averaging area as shown in the Critical Areas Report & Buffer Mitigation Plan (AshEco Solutions, April 2025) in accordance with LCMC 18.300.090(2)(n)(ii) prior to final plat approval. (iii) The riparian buffer shall be placed into a conservation covenant and be recorded in a form approved by the City attorney as adequate to incorporate the other restrictions of this section and give notice to obtain a permit prior to engaging in regulated activities within the riparian buffer.

As **a condition of approval**, the applicant shall place the riparian buffer, including the buffer averaging area as shown in the Critical Areas Report & Buffer Mitigation Plan (AshEco Solutions, April 2025) in a conservation covenant and record this covenant in a form approved by the City attorney and reference this recording on the face of the final plat for final plat approval.

#### FWHCAs Conditions

As **a condition of approval**, Lots 40 through 43 and Lots 46 through 54 on the final plat must exclude the full, reduced riparian buffer width prior to final plat approval.

As **a condition of approval**, the applicant shall implement the mitigation measures for the affected riparian areas as outlined in the Critical Areas Report & Buffer Mitigation Plan (AshEco Solutions, April 2025) (Exhibit 1) prior to final engineering approval.

As **a condition of approval**, the applicant shall stake, flag, and fence the riparian area buffer, including the riparian buffer averaging area as shown in the Critical Areas Report & Buffer Mitigation Plan (AshEco Solutions, April 2025) (Exhibit 1) prior to any site improvements prior to and through the duration of site construction.

As **a condition of approval**, the applicant shall permanently mark the outer extent of the buffer, including the buffer averaging area as shown in the Critical Areas Report & Buffer Mitigation Plan (AshEco Solutions, April 2025) (Exhibit 1) in accordance with LCMC 18.300.090(2)(n)(ii) prior to final plat approval.

As **a condition of approval**, the applicant shall place the riparian buffer, including the buffer averaging area as shown in the Critical Areas Report & Buffer Mitigation Plan (AshEco Solutions, April 2025) (Exhibit 1) in a conservation covenant and record this covenant in a form approved by the City attorney and reference this recording, including the riparian buffer, on the face of the final plat for final plat approval.

#### **LCMC 18.300.090(4) Geologically Hazardous Areas**

(a) Exempt, Prohibited, and Permitted Activities in Geologically Hazardous Areas

(i) Alterations. [...]

- (A) Will not increase the threat of the geologic hazard to adjacent properties beyond predevelopment conditions;
- (B) Will not impact other critical areas adversely;
- (C) Are designed so that the hazard to the project is eliminated or mitigated to a level equal to or less than predevelopment conditions; and
- (D) Are recommended by a qualified professional in a signed and stamped geotechnical report.

**Findings:** The applicant's geotechnical report (Columbia West Engineering, Inc., December 2005) addresses LCMC 18.300.090(4), including alterations to geologically hazardous areas (b), general design standards for landslide and erosion hazard areas (c), and design standards for landslide hazards (d). The report indicates that the site is suitable for the project if the project follows the development recommendations, which include 40-foot setbacks from the top of the south ravine slope along the stream. The report also indicates a likely historic mass slope movement (scarp) occurred on the east portion of the south ravine slope, as shown on the preliminary plat, which flowed downslope towards the stream and away from the proposed development.

As **a condition of approval**, the applicant shall follow all recommendations of the Geotechnical Site Investigation by Columbia West Engineering, Inc. dated December 2005, and subsequent revisions as conditioned in this Staff Report (Exhibit 13).

(c) General Design Standards for Landslide and Erosion Hazard Areas

- (i) Protection of Landslide and Erosion Hazard Areas. Modification of topography and vegetation in landslide and erosion hazard areas shall be limited in order to preserve the long-term stability of sensitive slopes, reduce erosion potential and stormwater runoff, and preserve related ecological values.
- (ii) Development or alterations within a landslide or erosion hazard area and/or buffer shall be designed to meet the following requirements. Deviations from one or more of these standards may be permitted where it can be demonstrated by a qualified professional that an alternative design provides equal or greater protection of the critical area and proposal. The basic development design standards are:
  - (A) Structures and improvements shall be located to avoid landslide and erosion hazard areas and other critical areas, unless impacts are unavoidable;
  - (B) Structures and improvements shall minimize alterations to the natural contour of the slope, and foundations shall be tiered where possible to conform to existing topography;
  - (C) The removal of vegetation from a landslide or erosion hazard area or landslide hazard area buffer shall be permitted only when approved by a qualified professional. If the landslide or erosion hazard area or landslide hazard area buffer lacks adequate vegetation, a vegetation restoration plan or other slope stability measure(s) may be required. Development

*within a landslide hazard area buffer must conform to the buffer provisions of this section;*

*(D) The proposed development shall not result in an increase in surface water discharge or sedimentation to adjacent properties;*

*(E) The following uses and activities may be situated on landslide and erosion hazard areas only where analysis by a qualified professional finds that they will not result in increased risk of landslide or erosion:*

*(I) Stormwater retention and detention systems, including percolation systems utilizing buried pipe;*

*(II) On-site sewage disposal system drainfields;*

*(III) Utility lines and pipes. A qualified professional shall design and verify to the city that said systems are installed and functioning as designed;*

*(F) Drainage Plan. Applicants proposing development within landslide and erosion hazard areas must develop a drainage plan in consultation with a qualified professional that complies with all applicable requirements of Chapter 18.320 LCMC. [...]*

*(G) Seasonal Restriction.*

*(I) Clearing activities that disturb the soil shall be allowed from May 1st to October 1st; provided, that the city may extend or shorten the dry season on a case-by-case basis, except that timber harvest, not including brush clearing or stump removal, may be allowed pursuant to an approved forest practice permit;*

*(II) Outside of the designated dry season, clearing activities that disturb the soil may occur only when demonstrated by a qualified professional that no increased risk to landslide and erosion hazard and buffer areas will occur from clearing activities.*

**Findings:** *The submitted geotechnical report (Columbia West Engineering, Inc., December 2005) did not address all of the general design standards for landslide and erosion hazard areas as outlined in LCMC 18.300.090(4)(c)(ii)(A through G), including structures and improvements being located away from hazard areas, minimization of contour alteration to the extent practicable, prohibiting vegetation removal in the recommended slope setback area, confirmation of no increase in surface water from the development proposal, and a drainage plan. None of the uses and activities allowed on a landslide or erosion hazard area per LCMC 18.300.090(4)(c)(ii)(E) are proposed.*

**As a condition of approval,** *the applicant shall comply with and implement the design recommendations, BMPs, and general standards as provided by the Geotechnical Site Investigation by Columbia West Engineering, Inc. dated December 2005 and subsequent revisions as conditioned in this Staff Report (Exhibit 13) for final engineering approval.*

**(d) Design Standards – Landslide Hazard Areas**

**(i) Landslide Hazard Area Buffers.** *A buffer shall be established from all edges of landslide hazard areas.*

- (A) *Buffer Size.* The minimum dimension of the buffer shall be 50 feet from the edge of the landslide hazard area.
- (B) *Buffer Reduction.* The buffer may be reduced to a minimum of 25 feet when a qualified professional demonstrates that the reduction will provide adequate protection for the proposed development, the adjacent developments and uses, and the subject critical area.
- (C) *Buffer Use.* Where reduction of the buffer is not recommended by a qualified professional, development encroachment within the buffer area may be allowed provided a qualified professional demonstrates that the site alteration will not impact a landslide area and/or the adjacent properties.
- (D) *The buffer shall be clearly staked before and during any construction or clearing.*
- (E) *All portions of landslide hazard areas and buffers shall be designated as landslide protection areas and recorded as such on the approved site plan or plat document.*

**Findings:** Due to a historic mass slope movement that occurred on the east portion of the south ravine slope, as shown on the preliminary plat that flowed downslope towards the stream and away from the proposed development and slope instability indicators, the geotechnical report recommends a 40-foot buffer from the top of slope. The 40-foot slope setbacks have been included on the proposed site plan. LCMC 18.300.090(4)(d)(i)(A) requires a minimum buffer of 50 feet from the edge of the landslide hazard area and can be reduced to no less than 25 feet in accordance with LCMC 18.300.090(4)(d)(i)(B).

As **a condition of approval**, the landslide hazard areas and buffers shall be clearly staked before and during any construction or clearing. As **a condition of approval**, the 40-foot slope setback shall be shown on the final plat for final plat approval.

**(d) Design Standards – Erosion Hazard Areas**

- (i) *Buffers.* Erosion hazard area buffers shall be as recommended in an approved geotechnical report.
- (ii) *Erosion Control Plan.* An erosion control plan is required for all development in identified erosion hazard areas. The plan shall:
  - (A) *Demonstrate that roads, driveways, and other vehicular accesses, trails, walkways, and parking areas are designed with lower gradients and/or are parallel to the natural contours of the site;*
  - (B) *Include stabilization best management practices (BMPs) such as temporary/permanent seeding, mulching, geotextiles, sod stabilization, vegetative buffer strips, tree protection, and preservation of mature vegetation. Stabilization BMPs shall address conveyance outlets and streambanks;*
  - (C) *Demonstrate that no exposed or disturbed soils will be allowed to overwinter without erosion control BMPs in place;*

- (D) Preserve existing vegetation and undergrowth where feasible;*
- (E) Ensure cut and fill slopes will be designed and constructed to minimize erosion; and*
- (F) Demonstrate that clearing, grading, and impervious surfaces will be minimized.*

**Findings:** The geotechnical report (Columbia West Engineering, Inc., December 2005) indicates that the flat to shallow gradient portions of the site are to have a low occurrence of erosion hazards, however, the erosion hazard generally increases in the moderate to steep-gradient areas associated with the ravine slopes of the unnamed, Type F stream. However, no erosion hazard area buffers are recommended by the geotechnical report.

**As a condition of approval,** the applicant shall comply with the erosion hazard recommendations provided by the Geotechnical Site Investigation by Columbia West Engineering, Inc. dated December 2005 and subsequent revisions as conditioned in this Staff Report (Exhibit 13) for final engineering approval. The applicant has also provided a preliminary grading and erosion control plan sheet as part of its preliminary plat plan set.

**As a condition of approval,** the applicant shall provide a final grading and erosion control plan in accordance with the requirements of LCMC 18.300.090(4)(e)(ii) prior to final engineering approval.

- (f) Design Standards – Seismic Hazard Areas. Development proposed in seismic hazard areas shall conform to the applicable provisions of the International Building Code concerning structural standards and safeguards to reduce risks from seismic activity.*

**Findings:** As indicated on Clark County MapsOnline and the Washington State Department of Natural Resources Geologic Survey, the site has Site Class “C - D” soils for ground shaking amplification by NEHRP. The geotechnical report (Columbia West Engineering, Inc., December 2005) does not expressly confirm that the Site Class “C - D” seismic hazard occurs on site and whether or not seismic design should be used with design recommendations.

**As a condition of approval,** the applicant shall update the geotechnical report (Columbia West Engineering, Inc., December 2005) to directly confirm the occurrence of Site Class “C – D” seismic hazard on site prior to final engineering approval. If a seismic hazard is confirmed on the site, the geotechnical report (Columbia West Engineering, Inc., December 2005) shall be updated with building and development design standards and recommendations to reduce risks from seismic activity prior to final engineering approval.

**As a condition of approval,** the applicant shall comply with LCMC Title 15, Buildings and Construction, and the International Building Code (IBC) for constructing structures in the seismic hazard area.

**Geologically Hazardous Areas Conditions**

*As a **condition of approval**, the applicant shall follow all recommendations of the Geotechnical Site Investigation by Columbia West Engineering, Inc. dated December 2005, and subsequent revisions as conditioned in this Staff Report (Exhibit 13).*

*As a **condition of approval**, the applicant shall comply with and implement the design recommendations, BMPs, and general standards as provided by the Geotechnical Site Investigation by Columbia West Engineering, Inc. dated December 2005 and subsequent revisions as conditioned in this Staff Report (Exhibit 13) for final engineering approval.*

*As a **condition of approval**, the landslide hazard areas and buffers shall be clearly staked before and during any construction or clearing.*

*As a **condition of approval**, the 40-foot slope setback shall be shown on the final plat for final plat approval.*

*As a **condition of approval**, the applicant shall comply with the erosion hazard recommendations provided by the Geotechnical Site Investigation by Columbia West Engineering, Inc. dated December 2005 and subsequent revisions as conditioned in this Staff Report (Exhibit 13) for final engineering approval.*

*As a **condition of approval**, the applicant shall provide a final grading and erosion control plan in accordance with the requirements of LCMC 18.300.090(4)(e)(ii) prior to final engineering approval.*

*As a **condition of approval**, the applicant shall update the geotechnical report (Columbia West Engineering, Inc., December 2005) to directly confirm the occurrence of Site Class "C – D" seismic hazard on site prior to final engineering approval. If a seismic hazard is confirmed on the site, the geotechnical report (Columbia West Engineering, Inc., December 2005) shall be updated with building and development design standards and recommendations to reduce risks from seismic activity prior to final engineering approval.*

*As a **condition of approval**, the applicant shall comply with LCMC Title 15, Buildings and Construction, and IBC for constructing structures in the seismic hazard area.*

**LCMC 18.300.090(5) Wetlands**

The applicant completed a wetland delineation with its Critical Areas Report & Buffer Mitigation Plan (AshEco Solutions, April 2025), which documents two wetlands associated with the on site, unnamed Type F stream. Wetland A is a Category II wetland with a habitat score of 7, which requires 180-foot buffer adjacent to high-intensity land use under LCMC Table 18.300.090(5)(i)(i)-3. Wetland B is a Category III wetland with a habitat score of 6, which requires a 150-foot buffer width adjacent to a high-intensity land use under LCMC Table 18.300.090(5)(i)(i)-2. The applicant is proposing to reduce the buffer widths required for high-intensity uses to moderate intensity buffers as allowed pursuant to LCMC 18.300.090(5)(j)(iv). This would allow the wetland buffers to be reduced to 130 feet for Wetland A and 110 feet for Wetland B.

Table 18.300.090(5)(i)(i)-1 Buffers Required to Protect Hydrologic Functions

<b>Wetland Rating</b>	<b>Low Intensity Use</b>	<b>Moderate Intensity Use</b>	<b>High Intensity Use</b>
<i>Category I</i>	<i>50 ft</i>	<i>75 ft</i>	<i>100 ft</i>
<i>Category II</i>	<i>50 ft</i>	<i>75 ft</i>	<i>100 ft</i>
<i>Category III</i>	<i>40 ft</i>	<i>60 ft</i>	<i>80 ft</i>
<i>Category IV</i>	<i>25 ft</i>	<i>40 ft</i>	<i>50 ft</i>

Table 18.300.090(5)(i)(i)-2 Buffers Required to Protect Habitat Functions in Category III Wetlands

<b>Habitat Score in the Rating Form</b>	<b>Low Intensity Use</b>	<b>Moderate Intensity Use</b>	<b>High Intensity Use</b>
<i>≤ 5 points</i>	<i>See Table 1.</i>	<i>See Table 1.</i>	<i>See Table 1.</i>
<i>≥ 6 points</i>	<i>75 ft</i>	<i>110 ft</i>	<i>150 ft.</i>

Table 18.300.090(5)(i)(i)-3 Buffers Required to Protect Habitat Functions in Categories I and II Wetlands

<b>Habitat Score in the Rating Form</b>	<b>Low Intensity Use</b>	<b>Moderate Intensity Use</b>	<b>High Intensity Use</b>
<i>≤ 5 points</i>	<i>See Table 1.</i>	<i>See Table 1.</i>	<i>See Table 1.</i>
<i>6 points</i>	<i>60 ft</i>	<i>90 ft</i>	<i>120 ft</i>
<i>7 points</i>	<i>90 ft</i>	<i>130 ft</i>	<i>180 ft</i>
<i>8 points</i>	<i>130 ft</i>	<i>195 ft</i>	<i>260 ft</i>
<i>≥ 9 points</i>	<i>150 ft</i>	<i>225 ft</i>	<i>300 ft</i>

The applicant is proposing to provide buffer modification combined with buffer averaging because the bulk of the on-site buffer outside of the proposed project consists of mature forest, and there are not ideal enhancement opportunities on site as required for buffer reduction under LCMC 18.300.090(5)(j)(iv). The project proposes buffer averaging at a 1:1 ratio. Approximately 10,433 square feet of the Category II reduced wetland buffer (130 feet) is impacted; therefore, 10,433 square feet of buffer averaging will be provided to ensure no net loss. The stormwater facility has been designed in the western portion of the project adjacent to the Category III wetland (Wetland B), historic logging road, and the area of historic site access from the residential driveway. LCMC 18.300.050(4) allows stormwater facilities to be located within critical areas and buffers when there is no other reasonable alternative. Wetland B is the lowest functioning wetland unit on site; therefore, the project has located the stormwater facility in the proposed location to avoid additional impacts to the higher category and higher functioning Wetland A unit present on site. To mitigate for the

buffer impacts, buffer enhancement surrounding stormwater ponds within the areas historically dominated by grass is proposed at a 1:1 ratio to ensure no net loss. Staff and its environmental review consultant, WSP USA Inc., agree that the proposed buffer averaging is an effective way to ensure no net loss for the wetland buffer reduction; however, to guarantee and achieve no net loss of the function of the wetland and wetland buffer, the applicant should implement all mitigation measures listed in LCMC 18.300.090(5)(j)(iv) to the greatest extent practicable. As a **condition of approval**, the applicant shall revise the Critical Areas Report & Buffer Mitigation Plan (AshEco Solutions, April 2025) to incorporate all the mitigation measures as listed in LCMC 18.300.090(5)(j)(iv) to the greatest extent practicable prior to final engineering approval.

It is also important to note the applicant proposes a 'Viewing Area' as discussed above in LCMC 18.300.090(2) within the wetland buffer. However, the proposed 'Viewing Area' being at and adjacent to a previously disturbed logging road and an area void of vegetation with low impacts, including benches and picnic tables, the projected use of the 'Viewing Area' does not have any impacts to the wetland buffer; therefore, no mitigation is proposed or required.

#### *Other Wetlands Requirements*

Impacts to wetlands are subject to the review criteria in LCMC 18.300.090(5)(k), which requires an approved mitigation or enhancement plan. The applicant is proposing to mitigate for impacts to Wetlands A and B through on-site buffer averaging at a 1:1 ratio. LCMC 18.300.090(5)(k) also requires that:

- The proposed activity will not cause significant degradation of groundwater or surface water quality or fish and wildlife habitat
- The proposed activity shall comply with all state, local, and federal laws, including those related to sediment control, pollution control, floodplain restrictions, stormwater management, and on-site wastewater disposal
- Wetland and wetland buffer impacts shall be avoided or substantially minimized consistent with the mitigation sequencing criteria

The applicant has provided significant documentation that they have limited impacts to the reduced wetland buffers, including mitigation measures, that will ensure that development activities will not cause significant degradation of groundwater or surface water quality or fish and wildlife habitat, the activities comply with state, local, and federal laws, and the wetland and wetland buffer impacts are minimized consistent with the mitigation sequencing criteria.

#### *Wetlands Conditions*

*As a **condition of approval**, the applicant shall revise the Critical Areas Report & Buffer Mitigation Plan (AshEco Solutions, April 2025) (Exhibit 1) to incorporate all the mitigation measures as listed in LCMC 18.300.090(5)(j)(iv) to the greatest extent practicable prior to final engineering approval.*

*As a **condition of approval**, the applicant shall provide a final mitigation plan in accordance with LCMC 18.300.090(5)(q) and LCMC 18.300.120 prior to final plat approval.*

*As a **condition of approval**, the applicant shall mark the buffer area prior to commencement of construction pursuant to LCMC 18.300.090(q)(iii).*

*As a condition of approval, the applicant shall permanent mark the buffer area consistent with LCMC 18.300.090(q)(iv), including a sign that reads "Wetland and Buffer – Please Retain in a Natural State" prior to final plat approval.*

*As a condition of approval, the applicant shall record the wetland buffers with a conservation covenant in a form approved by the City attorney prior to final plat approval. The conservation covenant and buffers shall be shown on the final plat prior to final plat approval.*

#### **SEPA**

The Applicant provided a SEPA Checklist. The City reviewed the checklist and relevant materials, including an archaeological pre-determination report, and the Responsible Official issued an optional Mitigated Determination of Non-Significance (MDNS) threshold determination in conformance with Washington Administrative Code 197-11-355. The City published notice of the likely MDNS in Ecology SEPA Register. This staff report serves as a final SEPA determination for File# 2025-005-PLD upon issuance at least 15-days prior the public hearing as required by WAC 197-11-310 and was issued August 6, 2025 (See Exhibit 13). Mitigation measures are contained in the Conclusions & Recommendations section of the staff report.

#### **LCMC 18.340 Native Plant List**

**Findings:** All property owners throughout the city are required to avoid the use of plants from the nuisance plant list and shall not landscape with any plants on the prohibited plant list. The applicant's preliminary landscape plan (Exhibit 1) does not include any nuisance or prohibited species.

*A condition of approval for the maintenance of trees will be placed on the face of the plat.*

The following is the Staff's findings to the tree cutting approval criteria as outlined in LCMC 18.350.080.

(1) Removal of the trees will not have a significant negative impact on erosion, soil stability, flow of surface waters, protection of adjacent trees, or existing wetlands.

*As a condition of approval, the applicant the applicant is required to submit approved erosion control plans, grading plans, stormwater facilities, and improvement plans to reduce negative impacts to erosion, soil stability, and flow of surface waters. Any trees proposed for removal shall be identified on the tree protection plan and shall be flagged in the field consistent with LCMC 18.350.060 so that the City can verify trees to be removed and preserved consistent with 18.350.070(3). In addition, the applicant shall install construction fencing at the dripline of the tree that is determined to be preserved, so it is not inadvertently removed, and grading does not occur within its root zones.*

(2) Removal of the trees are not for the sole purpose of providing or enhancing views.

*Staff finds that the applicant's intent is to not remove trees for the sole purpose of providing or enhancing views as the applicant's intent is discussed in the next criterion.*

(3) The trees are proposed for removal for landscaping purposes or in order to construct development approved or allowed pursuant to La Center Municipal Code or other applicable development regulations.

The city planner may require the building footprint of the development to be staked to allow for accurate verification of the permit application.

*As a condition of approval, the city planner may require the building footprint of the development to be staked to allow for accurate verification of the permit application.*

(4) Removal of the trees will not have a significant negative impact on the character, aesthetics, or property values of the neighborhood. The City may grant an exception to this criterion when alternatives to the tree removal have been considered, and no reasonable alternative exist to allow the property to be used as permitted in the zone. In making this determination, the city may consider alternative site plans or placement of structures or alternate landscaping designs that would lessen the impact on trees, so long as the alternatives continue to comply with other provisions of the La Center Municipal Code.

*Staff finds that the removal of the trees will not have a significant negative impact on the character, aesthetics, or property values of the neighborhood. The tree removal has been considered, and no reasonable alternative exists to allow the property to be used as permitted in the zone.*

(5) The city shall require the applicant to mitigate for the removal of each tree pursuant to LCMC 18.350.050. Such mitigation requirements shall be a condition of approval of the permit.

*As a condition of approval, the applicant must meet the mitigation requirements according to LCMC 18.350.050.*

Staff has determined, according to the approval criteria and the submitted materials, a recommendation for approval for the tree cutting permit with conditions as listed in the staff report.

*As a condition of approval, all trees proposed for removal shall be identified on the plan and shall be flagged in the field consistent with LCMC 18.350.060 so that the City can verify trees to be removed and preserved consistent with 18.350.070(3).*

*As a condition of approval, each tree 10-inches dbh or greater proposed to be removed shall be mitigated by one two-inch deciduous or a six-foot tall conifer tree consistent with LCMC 18.350.050.*

#### **LCMC 18.360 Archeological Resource Protection**

According to the Clark County Maps Online archaeological predictive model, the subject site is in areas containing High and Moderate High risk of encountering archaeological resources. Per 18.360.030(12), an archeological predetermination is required for projects which will have a high impact defined to include excavation of 12 inches below the ground surface and more than 10,000 square feet in moderate-high risk areas. The applicant's proposal will include excavation of more than 12 inches below grade for construction of roads and utilities which exceed 10,000 square feet in area and for grading on some areas of the site. Therefore, an archeological predetermination is required for the proposed project.

An archeological predetermination report was completed by Archaeological Services LLC and included in the submittal package (Exhibit 1).

A SEPA mitigation measure requires the applicant to avoid work within the boundary of the archaeological site. The applicant has noted that they will not be working within the boundary. As a condition of approval, if the applicant proposes to work within the boundary of the archaeological site, a DAHP permit will be required per the Department of Archaeology & Historic Preservation.

Based off the information included in the submitted archeological predetermination, if avoidance of the archaeological boundary is not feasible, an archaeological survey is recommended.

*As a condition of approval, a note shall be placed on the face of the plat noting, if any cultural resources and/or human remains are discovered in the course of undertaking the development activity, the Department of Archeology and Historic Preservation in Olympia and the City of La Center shall be notified. Failure to comply with these state requirements may constitute a class C Felony subject to imprisonment and/or fines.*

#### **Public Works and Engineering Analysis**

Chapter 12.05 LCMC, Sidewalks' Chapter 12.10 LCMC, Public and Private Road Standards; Chapter 18.320 LCMC, Stormwater and Erosion Control; and Chapter 15.05 LCMC, Building Code and Specialty Codes, Chapter 15.35 LCMC, School Impact Fees;  
Chapter 12.10 - Public and Private Road Standards

#### **LCMC Chapter 12.10 -- Public and Private Road Standards**

City of La Center Engineering Standards for Construction shall apply to all public road improvements unless modified by the director.

#### **Per the Engineering Standards section 2.12 Street Ends:**

Cul-de-sacs shall be provided at all public and private street ends.

A. Temporary Dead Ends. Where a street is temporarily dead ended, turn-around provisions must be provided where the road serves more than one lot. The turn around may be a hammerhead if the dead end is less than two-hundred feet (200) in length. If over two-hundred feet (200) long, a cul-de- sac is required for residential streets

Per LCMC 12 .10.90, the minimum right of way for roadway widths for all city roads shall be required in the engineering standards, The cul-de-sac needs to be on the applicant's property and dedicated as public right of way. It needs to meet a minimum of a 96-foot diameter cul-de-sac from curb to curb, per the city and CCF&R standard.

The applicant shows a dead end at the south W. G Avenue that is approximately 300-lineal feet. Per 2.12 B, this must be a cul-de-sac if over 200-lineal feet. It appears that the applicant is placing a connection to W. F Place. This road connection will need to meet the half width of a Local Street Access or 25-feet width with no parking on both sides of the street, per LCMC 12.10.110. The curb radius will need to be a minimum of 25-foot radius, allowing for a fire truck to meet this turn.

F Place is classified as a Local Access Street. The Local Access per the Engineering Standards consists of a 32- foot wide paved road. Half Street Improvements will apply for the portion of the property that is adjacent to F Place. The north end of the existing F Place only has a half-width street section of 20- feet per the minimum road width per CCF&R. Half Street improvements will need to be shown to complete this Local Street Standard per LCMC 12.10.190. Right of way and street improvements shall apply to the interior streets per Local Engineering Standards.

The applicant proposes to phase the subdivision into three phases. Phase 1 includes (15) lots abutting the west side of F Avenue and the storm water pond southeast corner of the site. Phase 2 includes (40) lots along W. 14<sup>th</sup> Avenue. Phase 3 includes 11 lots on W. G Court connected to W. 14<sup>th</sup> Avenue.

In order to construct phase 1, half street improvements will need be constructed along F Place . To install phase 2 improvements, W . 14<sup>th</sup> Local Access Street will need to be installed along the length of the lots. The applicant is showing a temporary Cul-de-Sac being installed at the south end of W. 14<sup>th</sup> Street on 36, 37, 38 and 39. A temporary turnaround cul-de-sac is also shown on the property owner south of the parcel. The applicant will need to install at least one of these turnarounds to meet the city and CCF&R required. If the Cul-de-Sac on 14<sup>th</sup> Avenue is on private property, an access and maintenance easement will need to be dedicated to the city.

## **Traffic**

### **Streets and Circulation**

Based on 67 new houses in Juniper Ridge, the subdivision will generate approximately 551 new trips per day. 39 new trips will occur during the AM peak hour and 51 new trips will occur during the PM peak hour, per the ITE Trip Generation Manual, 11<sup>th</sup> edition.

Based on the results of the capacity analysis a minimum LOS "E" will be met with build out of the Juniper Ridge Subdivision with the exception of the NW Paradise Park Road/NW La Center Road intersection. This intersection is projected to operate at LOS "F" during the PM peak hour. The City's Consultant is in the process of designing a roundabout at this intersection to mitigate this level of service.

The Traffic Report shows, the Sight distance was measured at the intersection of Pacific Highway at W D. Avenue. intersection sight distance was over 280 feet when looking towards the west and east. Based on the criteria in AASHTO, A Policy on Geometric Design of Highways and Streets, 2011 and the posted speed limit of 25 mph on Pacific Highway the recommended intersection sight distance is 280 feet. Therefore, the sight distance requirement is met.

A left turn lane improves safety and increases the capacity of the roadway by reducing the speed differential between the through and left turning vehicles. No additional turn lanes are required as based on the WSDOT guidelines.

## **Grading**

The applicant shall submit final grading and erosion control permit as part of the subdivision plans show the proposed contours on the plans.

The City Erosion Control Standards require that any activity disturbance over 500 SF must comply with the city standards. As part of these standards, a construction stormwater permit is required from the Department of Ecology, and an SWPPP will be necessary as part of the plan submittal to the city. All

erosion control measures shall be designed, approved, installed and maintained consistent with Chapter 18.320 LCMC and the applicant's Construction Stormwater Permit.

#### **Geotechnical Study**

A complete application included a geotechnical study and report, prepared by a geotechnical engineer or geologist, licensed in the state of Washington. The report shall include at a minimum, testing to support the structural section of the roadway, site building construction, grading, retaining wall design, as applicable, and subsurface drainage. LCMC 18.212.050.

#### **Trail requirement**

The Park Master Plan is in the process of being updated. In this plan and the existing 2017 park plan, it shows that a future trail extending from Pacific Highway on the applicants property. This trail will eventually connect to the existing trail north of Hannas Farm.

The applicant will need to dedicate right of way and construct for an 8-foot wide trail along this corridor per the rustic trail section T3. The trail will eventually connect to Pacific Highway, via 9th Street public right of way.

Per LCMC 18.60.010 Statutory development agreement can be authorized by City Council. This procedure is discussed below under land use Type III procedures. If the developer chooses to enter into a Developer Agreement, one benefit to the city can be the dedication to the city of right of way and construction of a trail along the property, that aligns with the park plan.

#### **LCMC Chapter 13.10 -- Sewer System Rules and Regulations**

Connection to public sewer is required. LCMC 13.10. All work is to be performed by a duly licensed contractor in the City of La Center. LCMC 13.10.230. Work will be performed using an open trench method unless otherwise approved. LCMC 13.10.200. All costs associated with installing the side sewer shall be borne by the applicant. LCMC 13.10.110.

Per the City Engineering Standards, sanitary sewers should be with adequate capacity for future flows that may reasonably be expected from full development upstream, consistent with the La Center Comprehensive Plan, Capital Facilities Plan, LCMC Title 13, and the Sewer Master Plan (General Sewer Plan). As stated above a sewer impact fee is assessed for every new home at the time the building permit.

#### **Sewer Connection**

The applicant proposes to connect to the existing sewer system in Hannas Farm subdivision for the proposed subdivision. The applicant is showing an easement from W 1 4th Street to the temporary street connection at the south end of the site. The applicant proposes to connect to Hannas Farm Subdivision sanitary sewer at the south end of W. F Place.

In order to serve phase 1, the applicant will need to connect directly into the sewer main in W. F Place. To serve phase 2, the applicant will be required to extend an 8-inch sewer along a 15-wide public sewer easement along the south edge of the property. A 15-wide easement will be extended between lots 26 and 27 in phase 3 to part of phase 2 and phase 3. A force main is proposed to serve some lots along the south edge of W. 14th Street that cannot flow by gravity. **Since this will be a public gravity sewer, with manholes, a 15-foot wide gravel or paved easement will need to be dedicated by the applicant.**

#### **LCMC Chapter 18.320 (Stormwater and Erosion Control)**

Section 18.320.120 (1) LCMC states that ground-disturbing activities of more than 500 square feet are subject to the requirements of City of La Center Erosion Control Guidelines. Section 18.320.120 (2)(a) LCMC states that the creation of more than 2,000 square feet of impervious surface is subject to stormwater regulation.

The applicant proposes to create new impervious public interior streets, that will be public Per LCMC 18.320.210. Treatment BMPs shall be sized to treat the water quality design storm, defined as the six-month, 24-hour storm runoff volume.

A Technical Information Report (TIR) will need to be submitted by the applicant and must comply with LCMC 18.320. The LCMC section 18.320.220 states that if surface water leaves the site, stormwater must be detained per LCMC. Runoff calculations need to consider undisturbed forest as the pre-developed condition in determining runoff curve numbers or a downstream analysis of the existing conveyance system is required. The design must meet the LCMC 18.320 and the 1992 Puget Sound Manual for the design of the system. Downspouts connections from the houses must connect directly into the site stormwater system. Laterals from the storm main in the street must be shown to serve each lot.

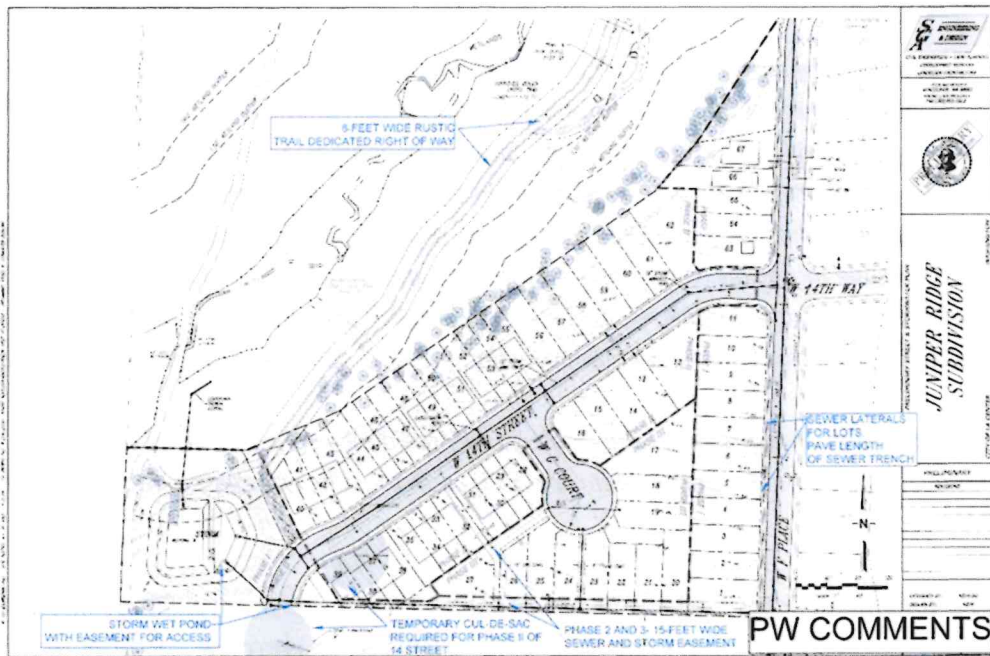
#### **Maintenance of Stormwater Facility**

The applicant shall be responsible for maintenance of the stormwater facility. An operations manual must be submitted for City review approval for the maintenance of the facility in all cases. Adequate bonding is required to guarantee maintenance of the facility for a period of two years following final plat.

1. The developer shall establish a homeowner's association (HOA) and Articles of Incorporation, By-laws and CC&Rs of the HOA shall reflect that the HOA's operation and maintenance costs for stormwater facilities shall be borne by the HOA. The applicant will provide a "Stormwater Covenant" that shall describe the scope of maintenance of the stormwater facility and it shall be recorded and incorporated in the CC&Rs.
2. The HOA shall be empowered to assess its members' fees to be reserved and used to reimburse the City for the operation and maintenance of the facilities, if enforcement becomes necessary.
3. The City shall have the right of a third-party enforcement to ensure that the HOA remains intact and collects the fees and the City shall have the right to recapture any fees and costs associated with enforcement actions. Further, the following language is to be placed on the face of the plat: The City shall be granted the right, but not the duty, to access and maintain the stormwater facility consistent with 18.320.230 LCMC.

#### **Street Lighting**

Street light design and installation is reviewed and approved by the City of La Center. Street lighting on local streets shall be Acorn full-cutoff, single-fixture on a black decorative fiberglass pole per the Engineering Standards. The applicant shall submit a photometric analysis along with the street light design to verify compliance with the Engineering Standard.



#### Chapter 15.35 LCMC, School Impact Fees;

As a Condition of Approval, for each dwelling the City shall assess and charge the builder School, Park and Traffic impact fees in effect at the time of building permit application.

## CONCLUSIONS & RECOMMENDATION

The review authority finds the applicant has sustained the burden of proving the application complies with the applicable provisions of the La Center Municipal Code. The subject applications (Preliminary Plat, SEPA determination, Critical Areas Permit, and Tree Cutting Permit) should be **APPROVED, SUBJECT TO THE FOLLOWING CONDITIONS.**

#### Planning Conditions

1. As **a condition of approval**, the applicant must ensure that any other potentially dangerous or hazardous materials present, such as PCB-containing lamp ballasts, fluorescent lamps, and wall thermostats containing mercury, are removed prior to demolition.
2. As **a condition of approval**, the applicant must address all SEPA Mitigation Conditions as outlined in this report.

3. As **a condition of approval**, A DAHP Permit must be applied for and granted prior to any ground disturbing activities that could disturb the site.
4. As **a condition of approval**, If there's disturbance of archaeological site, the applicant shall update their site plans to show full avoidance of the site with a safety buffer. The safety buffer shall extend to the first negative archaeological hole excavated out from the site. If any project activities occur within 50 feet of the site, the site buffer zone should also be physically marked on the ground with fencing, flagging, or some other readily visible materials. The marked buffer should remain in place until all project related activities are completed. DAHP also recommends continued consultation with the concerned Tribes' cultural committees and staff regarding cultural resource issues.
5. As **a condition of approval**, if the single-family residence constructed in 1974 is removed, a Historic Property Inventory (HPI) form must be completed and filed with DAHP.
6. As **a condition of approval**, the applicant shall apply for and receive approval of a sign permit and building permit (if applicable) for a subdivision entrance sign prior to sign construction in accordance with LCMC 8.60.
7. As **a condition of approval**, the zone change to MDR-16 must be completed prior to Engineering approval and the beginning of any construction activities on the site.
8. As **a condition of approval**, the city will require that building height be met at time of building permit issuance.
9. As **a condition of approval**, each lot shall not exceed the maximum lot coverage prior to issuance of building permits.
10. As **a condition of approval**, all lots abutting the southern property line shall be a minimum of 6,750 square feet, and setbacks for these lot shall be no less than 80 percent of the setback requirements of the LDR-7.5 district.
11. As **a condition of approval**, no more than 75% of lots shall be used for a single housing type.
12. As **a condition of approval**, the applicant shall demonstrate that building design requirements are met prior to issuance of a building permit for each lot
13. As **a condition of approval**, prior to engineering approval, the applicant shall provide a final landscape plan by a registered landscape architect meeting the requirements of LCMC 18.140.040(3).

14. As **a condition of approval**, the applicant shall provide parking on the same lot as the dwelling unit or in a shared parking area.
15. As **a condition of approval**, the applicant shall demonstrate that the garage requirements of LCMC 18.140.040(5) are met prior to issuance of a building permit for each lot.
16. As **a condition of approval**, the applicant shall demonstrate that the requirements of LCMC 18.140.050 (Requirements for single-family attached housing) are met prior to issuance of a building permit for each lot.
17. As **a condition of approval**, the applicant shall demonstrate that design requirements of LCMC 18.140.070 (Requirements of single-family detached housing) are met prior to issuance of a building permit for each lot.
18. As **a condition of approval**, each park element must be at least 0.25 acres, or the individual park elements must be connected by a paved pedestrian circulation path or sidewalk. Parks required pursuant to this chapter shall be completed prior to the issuance of the occupancy permit of the twenty-fifth dwelling unit within an approved development. All park improvements required pursuant to this chapter shall be either dedicated to the city or have public access easements established prior to or concurrent with final development approval.
19. As **a condition of approval**, a parks plan developed by a licensed landscape architect that provides the park amenities required by LCMC 18.147.030(1)(b)(viii), and including irrigation, and lighting should be provided prior to Engineering approval.
20. As **a condition of approval**, the park amenities shall be completed prior to the issuance of the occupancy permit of the twenty-fifth dwelling unit within an approved development.
21. As **a condition of approval**, all park improvements required pursuant to this chapter shall have public access easements established prior to or concurrent with final development approval. The applicant shall retain ownership and maintenance responsibility for the parks, and a trail easement dedicated to the City shall be provided over the Bolen Creek Trail.
22. As **a condition of approval**, the phases must be submitted as shown on the proposed plan.
23. As **a condition of approval**, all flag lots shall comply with LCMC 18.210.040(3).

24. As **a condition of approval**, the preliminary plat shall expire five years from the date of approval by the hearing examiner, unless an application for final plat is submitted or an extension is approved per LCMC 18.210.050(2) and (3).
25. As **a condition of approval**, the applicant shall comply with all provisions regarding monumentation outlined in Chapter 18.230 prior to final plat approval.
26. As **a condition of approval**, the applicant shall provide a photometric plan prior to final engineering plan approval showing how the proposed lights will not cause more than a one foot-candle measure at any property line in conformance with 18.245.040 and LCMC 18.282.
27. As **a condition of approval**, the applicant is required to coordinate with the fire marshal's office to meet all fire code requirements prior to final engineering.
28. As **a condition of approval**, ground-level exterior equipment shall be screened from adjoining property used or zoned for residential purposes or from an adjoining public road right-of-way to at least an F2 or L3 landscape standard, is visible.
29. As **a condition of approval**, landscaping shall be installed prior to issuance of occupancy or final inspection within six months after issuance of occupancy or final inspection if it would increase the likely survival of plants.
30. As **a condition of approval**, the applicant's final landscape plan must contain plant material, size and quality information.
31. As **a condition of approval**, LCMC 18.245.060(18) contains irrigation requirements. All required landscape areas including within the planter strip along public roadways must meet the City's irrigation requirements and shall be installed prior to final plat.
32. As **a condition of approval**, if any fences or hedges are proposed prior to the final plat, the applicant must provide information demonstrating that the fences comply with LCMC 18.245.020.
33. As **a condition of approval**, the applicant shall provide a photometric plan prior to final engineering plan approval showing how the proposed lights will not cause more than a one foot-candle measure at any property line in conformance with 18.245.040 and LCMC 18.282.
34. As **a condition of approval**, the applicant shall install all landscaping prior to issuance of final inspection for each dwelling unit or no more than six months after final inspection

*if it will increase plant survival. Installation after occupancy requires City notification and approval.*

35. *As **a condition of approval**, the applicant shall install all landscaping prior to issuance of final inspection for each dwelling unit or no more than six months after final inspection if it will increase plant survival. Installation after occupancy requires City notification and approval.*
36. *As **a condition of approval**, all required landscape areas including within the planter strip along public roadways must meet the City's irrigation requirements in LCMC 18.245.060(18). The applicant shall provide irrigation plans prior to final engineering approval.*
37. *As **a condition of approval**, the applicant shall demonstrate that each dwelling unit has at least two (2) off-street parking spaces per LCMC Table 18.280.010 prior to building permit approval.*
38. *As **a condition of approval**, Lots 40 through 43 and Lots 46 through 54 on the final plat must exclude the full, reduced riparian buffer width prior to final plat approval.*
39. *As **a condition of approval**, the applicant shall implement the mitigation measures for the affected riparian areas as outlined in the Critical Areas Report & Buffer Mitigation Plan (AshEco Solutions, April 2025) prior to final engineering approval.*
40. *As **a condition of approval**, the applicant shall permanently mark the outer extent of the buffer, including the buffer averaging area as shown in the Critical Areas Report & Buffer Mitigation Plan (AshEco Solutions, April 2025) in accordance with LCMC 18.300.090(2)(n)(ii) prior to final plat approval. (iii) The riparian buffer shall be placed into a conservation covenant and be recorded in a form approved by the City attorney as adequate to incorporate the other restrictions of this section and give notice to obtain a permit prior to engaging in regulated activities within the riparian buffer.*
41. *As **a condition of approval**, the applicant shall place the riparian buffer, including the buffer averaging area as shown in the Critical Areas Report & Buffer Mitigation Plan (AshEco Solutions, April 2025) in a conservation covenant and record this covenant in a form approved by the City attorney and reference this recording on the face of the final plat for final plat approval.*
42. *As **a condition of approval**, Lots 40 through 43 and Lots 46 through 54 on the final plat must exclude the full, reduced riparian buffer width prior to final plat approval.*

43. As **a condition of approval**, the applicant shall implement the mitigation measures for the affected riparian areas as outlined in the Critical Areas Report & Buffer Mitigation Plan (AshEco Solutions, April 2025) (Exhibit 1) prior to final engineering approval.
44. As **a condition of approval**, the applicant shall stake, flag, and fence the riparian area buffer, including the riparian buffer averaging area as shown in the Critical Areas Report & Buffer Mitigation Plan (AshEco Solutions, April 2025) (Exhibit 1) prior to any site improvements prior to and through the duration of site construction.
45. As **a condition of approval**, the applicant shall permanently mark the outer extent of the buffer, including the buffer averaging area as shown in the Critical Areas Report & Buffer Mitigation Plan (AshEco Solutions, April 2025) (Exhibit 1) in accordance with LCMC 18.300.090(2)(n)(ii) prior to final plat approval.
46. As **a condition of approval**, the applicant shall permanently mark the outer extent of the buffer, including the buffer averaging area as shown in the Critical Areas Report & Buffer Mitigation Plan (AshEco Solutions, April 2025) (Exhibit 1) in accordance with LCMC 18.300.090(2)(n)(ii) prior to final plat approval.
47. As **a condition of approval**, the applicant shall permanently mark the outer extent of the buffer, including the buffer averaging area as shown in the Critical Areas Report & Buffer Mitigation Plan (AshEco Solutions, April 2025) (Exhibit 1) in accordance with LCMC 18.300.090(2)(n)(ii) prior to final plat approval.
48. As **a condition of approval**, the applicant shall permanently mark the outer extent of the buffer, including the buffer averaging area as shown in the Critical Areas Report & Buffer Mitigation Plan (AshEco Solutions, April 2025) (Exhibit 1) in accordance with LCMC 18.300.090(2)(n)(ii) prior to final plat approval.
49. As **a condition of approval**, the applicant shall place the riparian buffer, including the buffer averaging area as shown in the Critical Areas Report & Buffer Mitigation Plan (AshEco Solutions, April 2025) (Exhibit 1) in a conservation covenant and record this covenant in a form approved by the City attorney and reference this recording, including the riparian buffer, on the face of the final plat for final plat approval.
50. As **a condition of approval**, the applicant shall follow all recommendations of the Geotechnical Site Investigation by Columbia West Engineering, Inc. dated December 2005, and subsequent revisions as conditioned in this Staff Report (Exhibit 13).
51. As **a condition of approval**, the applicant shall comply with and implement the design recommendations, BMPs, and general standards as provided by the Geotechnical Site

*Investigation by Columbia West Engineering, Inc. dated December 2005 and subsequent revisions as conditioned in this Staff Report (Exhibit 13) for final engineering approval.*

52. *As **a condition of approval**, the landslide hazard areas and buffers shall be clearly staked before and during any construction or clearing.*
53. *As **a condition of approval**, the 40-foot slope setback shall be shown on the final plat for final plat approval.*
54. *As **a condition of approval**, the applicant shall comply with the erosion hazard recommendations provided by the Geotechnical Site Investigation by Columbia West Engineering, Inc. dated December 2005 and subsequent revisions as conditioned in this Staff Report (Exhibit 13) for final engineering approval. The applicant has also provided a preliminary grading and erosion control plan sheet as part of its preliminary plat plan set.*
55. *As **a condition of approval**, the applicant shall provide a final grading and erosion control plan in accordance with the requirements of LCMC 18.300.090(4)(e)(ii) prior to final engineering approval.*
56. *As **a condition of approval**, the applicant shall update the geotechnical report (Columbia West Engineering, Inc., December 2005) to directly confirm the occurrence of Site Class "C – D" seismic hazard on site prior to final engineering approval. If a seismic hazard is confirmed on the site, the geotechnical report (Columbia West Engineering, Inc., December 2005) shall be updated with building and development design standards and recommendations to reduce risks from seismic activity prior to final engineering approval.*
57. *As **a condition of approval**, the applicant shall comply with LCMC Title 15, Buildings and Construction, and the International Building Code (IBC) for constructing structures in the seismic hazard area.*
58. *As **a condition of approval**, the applicant shall follow all recommendations of the Geotechnical Site Investigation by Columbia West Engineering, Inc. dated December 2005, and subsequent revisions as conditioned in this Staff Report (Exhibit 13).*
59. *As **a condition of approval**, the applicant shall comply with and implement the design recommendations, BMPs, and general standards as provided by the Geotechnical Site Investigation by Columbia West Engineering, Inc. dated December 2005 and subsequent revisions as conditioned in this Staff Report (Exhibit 13) for final engineering approval.*

60. As **a condition of approval**, the landslide hazard areas and buffers shall be clearly staked before and during any construction or clearing.
61. As **a condition of approval**, the 40-foot slope setback shall be shown on the final plat for final plat approval.
62. As **a condition of approval**, the applicant shall comply with the erosion hazard recommendations provided by the Geotechnical Site Investigation by Columbia West Engineering, Inc. dated December 2005 and subsequent revisions as conditioned in this Staff Report (Exhibit 13) for final engineering approval.
63. As **a condition of approval**, the applicant shall provide a final grading and erosion control plan in accordance with the requirements of LCMC 18.300.090(4)(e)(ii) prior to final engineering approval.
64. As **a condition of approval**, the applicant shall update the geotechnical report (Columbia West Engineering, Inc., December 2005) to directly confirm the occurrence of Site Class "C – D" seismic hazard on site prior to final engineering approval. If a seismic hazard is confirmed on the site, the geotechnical report (Columbia West Engineering, Inc., December 2005) shall be updated with building and development design standards and recommendations to reduce risks from seismic activity prior to final engineering approval.
65. As **a condition of approval**, the applicant shall comply with LCMC Title 15, Buildings and Construction, and IBC for constructing structures in the seismic hazard area.
66. As **a condition of approval**, the applicant shall revise the Critical Areas Report & Buffer Mitigation Plan (AshEco Solutions, April 2025) (Exhibit 1) to incorporate all the mitigation measures as listed in LCMC 18.300.090(5)(j)(iv) to the greatest extent practicable prior to final engineering approval.
67. As **a condition of approval**, the applicant shall provide a final mitigation plan in accordance with LCMC 18.300.090(5)(q) and LCMC 18.300.120 prior to final plat approval.
68. As **a condition of approval**, the applicant shall mark the buffer area prior to commencement of construction pursuant to LCMC 18.300.090(q)(iii).
69. As **a condition of approval**, the applicant shall permanent mark the buffer area consistent with LCMC 18.300.090(q)(iv), including a sign that reads "Wetland and Buffer – Please Retain in a Natural State" prior to final plat approval.

70. As **a condition of approval**, the applicant shall record the wetland buffers with a conservation covenant in a form approved by the City attorney prior to final plat approval. The conservation covenant and buffers shall be shown on the final plat prior to final plat approval.
71. As **a condition of approval**, the trees planted in the public right of way shall be installed by the developer or builder prior to final plat.
72. As **a condition of approval**, the trees on individual lots shall be installed by the developer or builder prior to issuing final occupancy.
73. As **a condition of approval**, A note shall be placed on the final plat noting, the trees shall be watered and maintained in a healthy condition year-round by the HOA.
74. A **condition of approval** for the maintenance of trees will be placed on the face of the plat.
75. As **a condition of approval**, the applicant the applicant is required to submit approved erosion control plans, grading plans, stormwater facilities, and improvement plans to reduce negative impacts to erosion, soil stability, and flow of surface waters. Any trees proposed for removal shall be identified on the tree protection plan and shall be flagged in the field consistent with LCMC 18.350.060 so that the City can verify trees to be removed and preserved consistent with 18.350.070(3). In addition, the applicant shall install construction fencing at the dripline of the tree that is determined to be preserved, so it is not inadvertently removed, and grading does not occur within its root zones.
76. As **a condition of approval**, the city planner may require the building footprint of the development to be staked to allow for accurate verification of the permit application.
77. As **a condition of approval**, the applicant must meet the tree removal mitigation requirements according to LCMC 18.350.050.
78. As **a condition of approval**, all trees proposed for removal shall be identified on the plan and shall be flagged in the field consistent with LCMC 18.350.060 so that the City can verify trees to be removed and preserved consistent with 18.350.070(3).
79. As **a condition of approval**, each tree 10-inches dbh or greater proposed to be removed shall be mitigated by one two-inch deciduous or a six-foot tall conifer tree consistent with LCMC 18.350.050.

80. As **a condition of approval**, a note shall be placed on the face of the plat noting, if any cultural resources and/or human remains are discovered in the course of undertaking the development activity, the Department of Archeology and Historic Preservation in Olympia and the City of La Center shall be notified. Failure to comply with these state requirements may constitute a class C Felony subject to imprisonment and/or fines.

**Public Works and Engineering Conditions**

Public and Private Road Standards City of La Center Engineering Standards for Construction shall apply to all public road improvements unless modified by the director. LCMC 12.10.040.

1. *The applicant shall provide full street improvements per standard ST-15 Local Access for Phase 1 of the phasing, per LCMC 12.10.190. Half Street per standard ST1-5 Improvements are required for F Avenue with phase 1 construction. A Cul-de-Sac shall be installed in Phase 2 of the phasing. An easement for access and maintenance will be required as part of the plat, for the temporary Cul-de-Sac on private property. A Cul-de-Sac will need to be installed at W. G Court has part of Phase 3 phasing. The Cul-de-Sac must be a minimum of a 96-foot diameter cul-de-sac from curb to curb, per the city and CCF&R standard.*
2. *LCMC 18.212.050. Chapter 13.10 - Sewer System Rules and Regulations Connection to public sewer is required. LCMC 13.10. All work is to be performed by a duly licensed contractor in the City of La Center. LCMC 13.10.230. Work will be performed using an open trench method unless otherwise approved. LCMC 13.10.200. All costs associated with installing the side sewer shall be borne by the applicant. LCMC 13.10.110.*
3. *In order to serve phase 1, the applicant will need to connect directly into the sewer main in W. F Place To serve phase 2, the applicant will be required to extend an 8-inch sewer along a 15-wide public sewer easement along the south edge of the property. A 15-wide easement will be extended between lots 26 and 27 in phase 3 to part of phase 2 and phase 3. A force main is proposed to serve some lots along the south edge of W. 14th Street that cannot flow by gravity. Since this will be a public gravity sewer, a 15-foot wide gravel or paved easement will need to be dedicated by the applicant. The applicant shall pave the length of at least one travel lane on F Place along the length of new sewer laterals connecting to the sewer.*
4. *The applicant shall follow all recommendations of the Geotechnical report prepared by Columbia West Engineering dated December 5th, 2025. The applicant will need to comply with the following, per the report.*
5. *The applicant shall follow all recommendations of the report prepared by Kelly Engineering dated January, 2025. The applicant will need to comply with the following, per the report.*

6. *Chapter 18.320 (Stormwater and Erosion Control) Section 18.320.120 (1) LCMC states that ground-disturbing activities of more than 500 square feet are subject to the requirements of City of La Center Erosion Control Guidelines. Section 18.320.120 (2)(a) LCMC states that the creation of more than 2,000 square feet of impervious surface is subject to stormwater regulation. The applicant proposes to create new impervious interior streets in the subdivision. Per LCMC 18.320.210, treatment BMPs shall be sized to treat the water quality design storm, defined as the six-month, 24-hour storm runoff volume. A Technical Information Report (TIR) will need to be submitted by the applicant and must comply with LCMC 18.320. The LCMC section 18.320.220 states that if surface water leaves the site, stormwater must be detained per LCMC. The design must meet the LCMC 18.320 and the 1992 Puget Sound Manual for the design of the system.*
7. *Downspouts connections from the houses must connect directly into the site stormwater system. Laterals from the storm main in the street must be shown to serve each lot. Maintenance of Stormwater Facility The applicant shall be responsible for maintenance of the stormwater facility until an HOA is established to maintain the facility. When the HOA assumes responsibility of the facility, they will establish monetary funding of a reserve fund, for maintenance of the stormwater facility, when at least 50% of development of the housing units has occurred or at minimum 2-years after completion and acceptance of the subdivision by the City, whichever is more. The applicant and future owners will be responsible for maintaining the stormwater facility. An operations manual must be submitted for City review approval for the maintenance of the facility in all cases. Adequate bonding is required to guarantee maintenance of the facility for a period of two years following final plat. Stormwater facilities must be located in a separate tract. Prior to initiation of any construction or final plat approval, the developer shall demonstrate to the City's satisfaction that:*
  - A. *The developer shall establish a homeowner's association (HOA) and Articles of Incorporation, By-laws and CC&Rs of the HOA shall reflect that the HOA's operation and maintenance costs for stormwater facilities shall be borne by the HOA. The applicant will provide a "Stormwater Covenant" that shall describe the scope of maintenance of the stormwater facility and it shall be recorded and incorporated in the CC&Rs.*
  - B. *The HOA shall be empowered to access its members' fees to be reserved and used to reimburse the City for the operation and maintenance of the facilities, if enforcement becomes necessary.*
  - C. *The City shall have the right of a third-party enforcement to ensure that the HOA remains intact and collects the fees and the City shall have the right to recapture any fees and costs associated with enforcement actions. Further, the following language is to be placed on the face of the plat: The City shall be granted the right, but not the duty, to access and maintain the stormwater facility consistent with 18.320.230 LCMC.*
8. *The applicant will need to dedicate right of way and construct for an 8-foot wide trail along this corridor per the rustic trail section T3 per the park plan. The trail will need to connect to Pacific Highway, via 9th Street public right of way.*

**SEPA (MDNS) Mitigation Conditions**

The Applicant provided a SEPA Checklist. The City reviewed the checklist and relevant materials, including an archaeological pre-determination report, and the Responsible Official issued an optional Mitigated Determination of Non-Significance (MDNS) threshold determination in conformance with Washington Administrative Code 197-11-355. The City published notice of the likely MDNS in Ecology SEPA Register. This staff report serves as a final SEPA determination for File# 2025-005-PLD upon issuance at least 15-days prior the public hearing as required by WAC 197-11-310 and was issued August 6, 2025 (See Exhibit 13). Mitigation measures are contained in the Conclusions & Recommendations section of the staff report.

1. Air: The applicant is required to apply best management practices to reduce dust during construction.
2. Air: Construction equipment shall not be permitted to idle and is required to be shut off while not in use.
3. Water: The applicant must comply with the recommendations of the Preliminary Technical Information Report.
4. Environmental Health: Health department approval is required for the removal of a well or septic on the site.
5. Historic and cultural preservation: In the event any archaeological or historic materials are encountered during project activity, work in the immediate area (initially allowing for a 100' buffer; this number may vary by circumstance) must stop and the following actions taken:
  - (a) Implement reasonable measures to protect the discovery site, including any appropriate stabilization or covering;
  - (b) Take reasonable steps to ensure confidentiality of the discovery site; and,
  - (c) Take reasonable steps to restrict access to the site of discovery.

The applicant shall notify the concerned Tribes and all appropriate county, city, state, and federal agencies, including the Washington Department of Archaeology and Historic Preservation and the City of La Center. The agencies and Tribe(s) will discuss possible measures to remove or avoid cultural material and will reach an agreement with the applicant regarding actions to be taken and disposition of material. If human remains are uncovered, appropriate law enforcement agencies shall be notified first, and the above steps followed. If the remains are determined to be Native, consultation with the affected Tribes will take place in order to mitigate the final disposition of said remains.

See the Revised Code of Washington, Chapter 27.53, "Archaeological Sites and Resources," for applicable state laws and statutes. See also Washington State Executive Order 05-05, "Archaeological and Cultural Resources." Additional state and federal law(s) may also apply.

Copies of the above inadvertent discovery language shall be retained on-site while project activity is underway.

Contact	Information
Cowlitz Indian Tribe, Nathan Reynolds, Interim Cultural Resources Manager	Phone: 360-575-6226; email: <a href="mailto:nreynolds@cowlitz.org">nreynolds@cowlitz.org</a>

City of La Center, Tracy Coleman, Community Development/Public Works Director	Phone: 360-263-7665; tcoleman@ci.lacenter.wa.us
Office of the Clark County Medical Examiner (for human remains)	Phone: 564-397-8405; email: <a href="mailto:medical.examiner@clark.wa.gov">medical.examiner@clark.wa.gov</a>
Washington DAHP, Dr. Allison Brooks, Ph. D, Director	Phone: 360-586-3066; email: <a href="mailto:Allyson.Brooks@dahp.wa.gov">Allyson.Brooks@dahp.wa.gov</a>

6. Transportation: The applicant shall comply with the recommendations of the Traffic Analysis Report (Lancaster Mobley, March 6, 2024).

### CCFR Fire Conditions

1. Applicant must comply with all applicable requirements and receive approval through Clark-Cowlitz Fire Rescue.
2. All homes with residential fire sprinklers, shall have a minimum of a 1" water meter.
3. Occupancies with limited fire flow or access (such as flag lots, substandard road widths or grade of greater than 10%, private bridges, private roads, etc.) shall be installed with automatic sprinkler system.
4. Any gate access points that have electronic gate(s), have a Knox key switch installed instead for emergency access.
5. IFC D103.4 Dead end Streets: Any dead-end required access road longer than 150' must be provided with an approved cul-de-sac or turn-around in accordance the International Fire Code design criteria. (96' Diameter Cul-de-sac; 120' Hammerhead with 20' clear width and 28' R corners; or a 60 foot "Y") *Current plan shows an 86 foot round about on page PRE2.0 WG Court.*
6. IFC D107 One or Two-Family Residential Developments : Developments of one or two family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads. *This is for combined phases, not just one phase at a time. Phases 1-2-3 are a total of 68 lots*
7. Where two fire apparatus access roads are required, they shall be placed a distance equal to not less than ½ the overall diagonal of the lot or area being served, measured in a straight line.
8. Where there are more than 30 dwelling units on a single public or private fire apparatus access road and all dwelling units are equipped throughout with an approved automatic sprinkler system accordance with the IFC Section 903.3.1.1, 903.3.1.2 or 903.3.1.3; access from two directions shall not be required

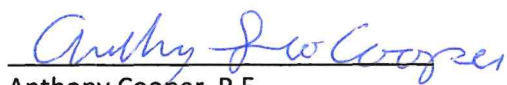
9. All sprinkler plans shall be submitted separately and directly to Clark-Cowlitz Fire Rescue. *Currently the proposed plan is showing one access point therefore all homes shall be sprinklered.*
10. Emergency apparatus roads shall be 26' wide in areas adjacent to hydrants. *Hydrant layout and positioning shall be done prior to approval of the under ground.*
11. All work subject to field inspection and correction as identified at the time of the on-site inspection; all work shall be compliant with the applicable Standards and Codes; to include the adopted edition of the International Fire Code and the City's Municipal Code.
12. Required access roadways and hydrants shall be serviceable and unobstructed prior to combustible construction.
13. Until fire hydrants and pavement has been installed, there shall not be any above ground combustible construction.
14. IFC 507.5.4 Fire Protection Water Supply: Unobstructed access to fire hydrants shall be maintained at all times. The fire department shall not be deterred or hindered from gaining immediate access to fire protection equipment or fire hydrants
15. Required access roadways and hydrants shall be serviceable and unobstructed prior to combustible construction.
16. Fire hydrants shall be on along Fire Department access roads, unobstructed and maintained at all times. A 3ft clear space shall be maintained around the circumference of the hydrant; hydrants subject to motor vehicle impact shall have protection per the IFC section 312 & 507.
17. Any gate access points that have electronic gate(s), have a Knox key switch installed; if a manual gate(s) will be used, a Knox padlock with a multi-locking device (e.g. Gate Keeper Locks) shall be installed for emergency access.
18. IFC 507.5.5: A 3-foot clear space shall be maintained around the circumference of fire hydrants, except as otherwise required or approved.
19. Appendix D of the IFC, apparatus access roads shall be a minimum of 20 feet in width (26 feet in width where a fire hydrant is located) and shall be able to access all parts of the structure within 150 feet of the access road; as an alternate method the buildings shall be sprinkler in accordance with the IFC, with an approved NFPA 13D or NFPA 13R sprinkler system.
20. *All sprinkler plans shall be submitted separately and directly to Clark-Cowlitz Fire Rescue.*

## **CPU Conditions**

1. Applicant must comply with all applicable requirements and receive approval through Clark Public Utilities.

## APPEALS

The applicant, applicant's representative, or any person, agency or firm with an interest in the matter may appeal the Critical area decision. The appellant shall file the appeal together with the requisite fee and information within 14 calendar days of the date of the decision being appealed. (18.30.130 LCMC.)

  
Tracy Coleman  
Community Development/Public Works Director  
City of La Center  
Anthony Cooper, P.E.  
City Engineer  
City of La Center  
Angie Merrill  
Associate Planner  
City of La Center



# EXHIBIT LIST

Project Name: **Juniper Ridge Subdivision**

Case Number: **2025-005-PLD**

EXHIBIT NUMBER	DATE	SUBMITTED BY	DESCRIPTION
1	1/28/25	Applicant	Application Package
2	6/9/25	COL	TC Determination
3	7/10/25	COL	Notice of Application & SEPA
4	7/10/25	COL	Affidavit of Mailing the Application & SEPA
5	7/23/25	COL	Comment Letter DOE
6	7/24/25	WDFW	Comment Letter Dept Fish & Wildlife
7	7/24/25	DAHP	Comment Letter DAHP
8	7/24/25	COL	Rezone Hearing Notice
9	7/24/25	Applicant	Phasing Plan
10	8/5/25	COL	Rezone Staff Report
11	8/6/25	COL	Notice of Public Hearing
12	8/6/25	COL	Columbian Publishing Confirmation for Hearing
13	8/6/25	COL	Staff Report
14	8/6/25	COL	Affidavit of Mailing the Staff Report
15	8/6/25	COL	Notice of Hearing
16	8/6/25	COL	Affidavit of Mailing Notice of Hearing
17	8/6/25	COL	Affidavit of Posting the Notice of Hearing

Copies of these exhibits can be viewed at:  
 Department of Community Development  
 Development Services Division  
 1300 Franklin Street  
 Vancouver, WA 98666-9810





